

PB# 91-31

HAMPTON COURT

SBL 51-1-106

HAMPTON COURT SUBDIVISION #91-31
(LANC & TULLY) DRAKE MAGGARD APPLICANT

Approved 4/4/95

General Receipt 12383

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Received of Drake Maggard Inc. \$ 150.00
One Hundred Fifty — 00 DOLLARS
For P.B. 91-31 Application 100

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CP# 1262</u>		<u>150.00</u>

By Pauline M. Townsend
Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt 12385

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Received of Town Clerk \$ 675.00
Six Hundred Seventy-five — 00 DOLLARS
For P.B. # 91-31 Grow (Drake Maggard, Inc.) 100

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CP# 1264</u>	<u>#</u>	<u>675.00</u>

By Juan Zapols
Deputy Controller
Title

Williamson Law Book Co., Rochester, N. Y. 14609

Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12553

NO. 91-31
March 16, 1995

RECEIVED FROM Drake Maggard, Inc.
One Thousand Six Hundred Eighty-one ⁵⁰/₁₀₀ DOLLARS
Addition to Expenses to cover professional fees

Account Total \$ 1,681.50
Amount Paid \$ 1,681.50 CK# 1332
Balance Due \$ -0- Mural Mason, Secy. to the P.B.
A Zapols

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

CP# 1262	150.00

Williamson Law Book Co., Rochester, N. Y. 14609

By Pauline J. Townsend
Town Clerk
 Title

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, N. Y. 12550

General Receipt

12385

Received of Town Clerk Dec. 11 1991
Six Hundred Seventy-five \$ 675.00
P.B. # 91-31 Esrow (Drake Maggard, Inc.) 100 DOLLARS

DISTRIBUTION:

FUND	CODE	AMOUNT
CP# 1264	#	675.00

By Juan Zappala
Deputy Comptroller
 Title

Williamson Law Book Co., Rochester, N. Y. 14609

Planning Board
 Town Hall
 555 Union Ave.
 New Windsor, N.Y. 12553

NO. 91-31
March 16, 1995

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Addition to Esrow to cover professional fees

Account Total \$ 1,681.50
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 Balance Due \$ -0- Mynal Mason, Secy. to the P.B.
A Zappala

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, NY 12550

GENERAL RECEIPT

14751

Received of Drake maggard, Inc march 13 1995
Two Hundred seventy ⁰⁰/₁₀₀ DOLLARS
For Planning Board # 91-31

DISTRIBUTION:

FUND	CODE	AMOUNT
CK# 1330		270.00

By Dorothy H. Hansen
Town Clerk
 Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

Planning Board
Toyn Hall
555 Union Ave.
New Windsor, N.Y. 12553

NO. 91-31
March 13, 1995

RECEIVED FROM Drake Maggard
One Thousand Five Hundred 00/100 DOLLARS
3 Lots @ \$500.00 ea Recreation Fee

Account Total \$ 1500.00
Amount Paid \$ 1500.00 CK # 1331
Balance Due \$ -0- Nyssa Mason, Secy to the P.B. 3/13/95

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

Planning Board
Toyn Hall
555 Union Ave.
New Windsor, N.Y. 12553

NO. 91-31
March 13, 1995

RECEIVED FROM Drake Maggard
Seven Hundred Eighty - Eight 67/100 DOLLARS
4% of \$19,716.94 (Performance Bond Amt.) Engineer's Inspection fee

Account Total \$ 788.67
Amount Paid \$ 788.67 CK # 1333
Balance Due \$ -0- Nyssa Mason, Secy to the P.B. 3/13/95

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

No. F5-15113

Map Number

#67-95

91-31

Section

51

Block

1

Lot

106

City

Town

Village

[X]
[X]
[X]

New Windsor

Title:

Hampton Court Sub-Plan

Dated:

6/14/93

Filed

5/3/95

Approved by

Henry Van Leeuwen

on

4/4/95

Record Owner

J M Calazzo Construction Corp &
Drake Magerd Inc.

JOAN A. MACCHI
Orange County Clerk

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00

ESCROW:

RESIDENTIAL:

___ LOTS @ 150.00 (FIRST 4 LOTS).....\$
 ___ LOTS @ 75.00 (ANY OVER 4 LOTS).....\$

COMMERCIAL:

___ LOTS @ 400.00 (FIRST 4 LOTS).....\$
 ___ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$

TOTAL ESCROW DUE....\$

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00
 PRELIMINARY PLAT APPROVAL\$ 100.00
 FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 120.00
 FINAL PLAT SECTION FEE.....\$ 150.00
 BULK LAND TRANSFER...(\$100.00).....\$

TOTAL SUBDIVISION APPROVAL FEES.....\$ 270.00 (1)

RECREATION FEES:

3 LOTS @ ^{500.00}~~\$1000.00~~ PER LOT.....\$ 1,500.00 (2)
~~2,000.00~~

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ 2,033.00
 PLANNING BOARD ATTORNEY FEES.....\$ 175.00
 MINUTES OF MEETINGS.....\$ 148.50
 OTHER.....\$ —

} Due \$1,681.50 (3)

PERFORMANCE BOND AMOUNT.....\$ 19,716.94

4 % OF ABOVE AMOUNT.....\$ 788.67 (4)
~~5~~ % OF ABOVE AMOUNT.....\$ ~~985.84~~

ESTIMATE OF PRIVATE IMPROVEMENTS: \$

~~4% OF FIRST \$50,000.00 OF ABOVE.....\$~~
 2% OF REMAINDER OF ABOVE:.....\$

TOTAL INSPECTION FEE DUE:.....\$

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/05/95

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 91-31

NAME: HAMPTON COURT SUBDIVISION

APPLICANT: DRAKE MAGGARD

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
03/08/95	4% OF 19,716.94	CHG	788.67		
03/13/95	REC. CK. #1333	PAID		788.67	
		TOTAL:	788.67	788.67	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/05/95

PAGE: 1

LISTING OF PLANNING BOARD FEES
RECREATION

FOR PROJECT NUMBER: 91-31

NAME: HAMPTON COURT SUBDIVISION
APPLICANT: DRAKE MAGGARD

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
03/08/95	3 LOTS @500.00 EA	CHG	1500.00		
03/13/95	REC. CK. #1331	PAID		1500.00	
			-----	-----	-----
		TOTAL:	1500.00	1500.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/05/95

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 91-31

NAME: HAMPTON COURT SUBDIVISION
APPLICANT: DRAKE MAGGARD

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
03/08/95	SUB. APPROVAL FEE	CHG	270.00		
03/13/95	REC. CK. #1330	PAID		270.00	
			-----	-----	-----
		TOTAL:	270.00	270.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/05/95

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 91-31

NAME: HAMPTON COURT SUBDIVISION

APPLICANT: DRAKE MAGGARD

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
12/11/91	5 LOT ESCROW	PAID		675.00	
01/08/92	P.B.MINUTES	CHG	36.00		
06/23/93	P.B. ATTY. FEE	CHG	35.00		
06/23/93	P.B. MINUTES	CHG	27.00		
08/11/93	P.B. ATTY. FEE	CHG	35.00		
08/11/93	P.B. MINUTES	CHG	27.00		
10/27/93	P.B. ATTY. FEE	CHG	35.00		
10/27/93	P.B. MINUTES	CHG	22.50		
12/08/93	P.B. ATTY. FEE	CHG	35.00		
12/08/93	P.B. MINUTES	CHG	18.00		
01/25/95	P.B. ATTY. FEE	CHG	35.00		
01/25/95	P.B. MINUTES	CHG	18.00		
02/24/95	P.B. ENGINEER FEE	CHG	2033.00		
03/16/95	REC. CK. #1332	PAID		1681.50	
		TOTAL:	2356.50	2356.50	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/05/95

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 91-31

NAME: HAMPTON COURT SUBDIVISION

APPLICANT: DRAKE MAGGARD

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
04/04/95	PLANS STAMPED	APPROVED
01/25/95	P.B. APPEARANCE (REAPPROVAL) . REAPPROVED CONDITIONAL: DEDICATIONS & ORIGINAL CONDITIONS	LA:ND WVE PH. REAPPR
01/18/95	WORK SESSION APPEARANCE . NEED REAPPROVAL DUE TO TIME EXPIRED ON APPROVAL	DISCUSSED W/MARK
08/24/94	P.B. APPEARANCE (DISCUSSION) . TO BE RESOLVED BY ENGINEER, HWY. SUPT. & APPLICANT	DISCUSSION ONLY
12/08/93	P.B. APPEARANCE . NO FURTHER SUBDIVISION OF LOT 4 - APPR. SUB. TO MARKS COMMTS	APPR. SUB. TO MARK
10/28/93	P.B. APPEARANCE (P.H. CON'T) . REVISE PLAN AND RETURN	CLOSED P.H.:NEG DEC
10/28/93	P.B. APPEARANCE - CON'T	PRELIMINARY APPROVAL
08/11/93	P.B. APPEARANCE . PUBLIC HEARING TO BE CONTINUTED WHEN PLANS ARE REVISED	P.H. HELD-ADJOURNED
06/23/93	P.B. APPEARANCE	SET FOR P.H.
06/16/93	WORK SESSION APPEARANCE	NEXT AVAIL. AGENDA
01/08/92	P.B. APPEARANCE	L.A. - TO RETURN

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/05/95

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 91-31

NAME: HAMPTON COURT SUBDIVISION

APPLICANT: DRAKE MAGGARD

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	12/11/91	MUNICIPAL HIGHWAY	06/16/93	SUPERSEDED BY REV1
ORIG	12/11/91	MUNICIPAL WATER	12/16/91	APPROVED
ORIG	12/11/91	MUNICIPAL SEWER	06/16/93	SUPERSEDED BY REV1
ORIG	12/11/91	MUNICIPAL SANITARY	06/16/93	SUPERSEDED BY REV1
ORIG	12/11/91	MUNICIPAL FIRE	12/11/91	APPROVED
ORIG	12/11/91	PLANNING BOARD ENGINEER	06/16/93	SUPERSEDED BY REV1
REV1	06/16/93	MUNICIPAL HIGHWAY	10/22/93	SUPERSEDED BY REV2
REV1	06/16/93	MUNICIPAL WATER	10/22/93	SUPERSEDED BY REV2
REV1	06/16/93	MUNICIPAL SEWER	06/22/93	N/A SEPTIC SYSTEMS
REV1	06/16/93	MUNICIPAL SANITARY	10/22/93	SUPERSEDED BY REV2
REV1	06/16/93	MUNICIPAL FIRE	06/17/93	APPROVED
REV1	06/16/93	PLANNING BOARD ENGINEER	10/22/93	SUPERSEDED BY REV2
REV2	10/22/93	MUNICIPAL HIGHWAY	11/15/93	APPROVED
REV2	10/22/93	MUNICIPAL WATER	11/15/93	APPROVED
REV2	10/22/93	MUNICIPAL SEWER	11/01/93	APPROVED
REV2	10/22/93	MUNICIPAL SANITARY	12/06/93	SUPERSEDED BY REV3
REV2	10/22/93	MUNICIPAL FIRE	10/22/93	APPROVED
REV2	10/22/93	PLANNING BOARD ENGINEER	12/06/93	SUPERSEDED BY REV3
REV3	12/06/93	MUNICIPAL HIGHWAY	/ /	
REV3	12/06/93	MUNICIPAL WATER	/ /	
REV3	12/06/93	MUNICIPAL SEWER	/ /	
REV3	12/06/93	MUNICIPAL SANITARY	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/05/95

PAGE: 2

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 91-31

NAME: HAMPTON COURT SUBDIVISION

APPLICANT: DRAKE MAGGARD

	--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
REV3	12/06/93	MUNICIPAL FIRE	12/08/93 APPROVED
REV3	12/06/93	PLANNING BOARD ENGINEER	/ /



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

*180
day
expired.*

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: HAMPTON COURT (MAGGARD) SUBDIVISION
PROJECT LOCATION: HAMPTON COURT/NYS ROUTE 207
SECTION 51-BLOCK 1-LOT 106
PROJECT NUMBER: 91-31
DATE: 8 DECEMBER 1993
DESCRIPTION: THIS APPLICATION INVOLVES THE PROPOSED RE-SUBDIVISION OF THE "BALANCE" PARCEL OF THE FORMER MANNONI/CAIAZZO SUBDIVISION. THE PROJECT WAS MOST RECENTLY REVIEWED AT THE 8 JANUARY 1992, 23 JUNE 1993 AND 27 OCTOBER 1993 PLANNING BOARD MEETINGS. THE PLAN IS SUBMITTED AS A FINAL SUBDIVISION PLAN AT THIS TIME.

1. All technical engineering questions regarding the subdivision have been addressed by the Applicant on these final subdivision plans.
2. If the Board considers this application for final approval, same should be conditional on the following:
 - a. That the Applicant submit a Public Improvement Cost Estimate for the extension of Hampton Court, for record purposes.
 - b. Since it is my understanding that the "future right-of-way" shown through Lot 4 to the benefit of the properties N/F Bertone is not final at this time, the word "proposed" should be added to the notation on the plan and a note should be added to Sheet 1, indicating the status (unless a final agreement is reached between the individual property owners prior to submission of the plans to be stamped).
 - c. That the Applicant pay all necessary public improvement inspection and approval fees to the Town.

*need to
add to
offer filed. (does lot b have?)*

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

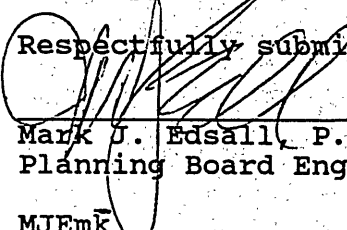
-2-

PROJECT NAME: HAMPTON COURT (MAGGARD) SUBDIVISION
PROJECT LOCATION: HAMPTON COURT/NYS ROUTE 207
SECTION 51-BLOCK 1-LOT 106
PROJECT NUMBER: 91-31
DATE: 8 DECEMBER 1993

d. That the Town Attorney accept the manner in which "Parcel A" and "Parcel B", previously shown as the initial cul-de-sac of the roadway, are to be abandoned to the adjoining properties.

3. Other than the procedural items noted above, I am aware of no reason why this application could not receive conditional final approval from the Planning Board.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:HAMPTON3.mk

P.B. # 91-31 Addition to Escrow

782-7231
DRAKE MAGGARD, INC.
BOX 900
CHESTER, NY 10918



**Ellenville
National Bank**
BLOOMING GROVE OFFICE
ROUTE 208, MONROE, N.Y. 10950

1332

50-1241
219

3/8/ 19 95

PAY \$1,681.50 DOLLARS \$ 1681.50

TO
THE
ORDER
OF

TOWN OF NEW WINDSOR

HAMPTON CT- CHARGES OVER ESCROW

John Maggard

⑈001332⑈ ⑆021912410⑆ 04 102⑈796⑈

DELUXE CHECK PRINTERS

LANC & TULLY

ENGINEERING AND SURVEYING, P.C.

DESCRIPTION

October 14, 1994

J.M. CALAZZO CONSTRUCTION CORP. AND DRAKE MAGGARD, INC.

HAMPTON COURT

30 FOOT DRAINAGE EASEMENT

TOWN OF NEW WINDSOR

ORANGE COUNTY, NEW YORK

All that certain plot, piece, or parcel of land situate in the Town of New Windsor, County of Orange, State of New York, said lands being shown as a 30' Wide Drainage Easement on a map entitled "Subdivision Plan for Hampton Court, Town of New Windsor, Orange County, New York", dated June 14, 1993, last revised October 12, 1994, prepared by Lanc & Tully Engineering and Surveying, P.C., said lands being more particularly bounded and described as follows:

Beginning at a point being the easterly corner of the 30' Wide Drainage Easement herein described, said point lying on the northwesterly line of lands now or formerly Lange, the southeasterly line of Lot No. 2 and South 31°-48'-00" West, 75.00 feet from the southerly corner of Lot No. 1 as shown on the previously mentioned map; thence running along the northwesterly line of lands of said Lange being the southeasterly line of said Lot No. 2 and generally along a stone wall (1) South 31°-48'-00" West, a distance of 31.77 feet to a point being the southerly corner of lands herein described; thence running through said Lot No. 2 (2) North 39°-00'-00" West, a distance of 195.06 feet to a point lying on the southeasterly line of Hampton Court Extension (a proposed right-of-way to be dedicated to the Town of New Windsor) as shown on the previously mentioned map; thence running along the southeasterly line of said Hampton Court Extension, being the northwesterly line of lands herein described (3) on a curve to the left having a radius of 60.00 feet, an arc length of 30.34 feet as defined by the chord North 52°-40'-23" East, 30.01 feet to a point being the northerly corner of lands herein described; thence running through said Lot No. 2 (4) South 39°-00'-00" East, a distance of 183.73 feet to the point or place of beginning.

Containing 0.130± acres.

Premises herein described being a portion of Tax Map Lot No. 106, in Block 1, within Section 51, as shown on the Tax Maps of the Town of New Windsor, Orange County, New York, dated 1993.

Premises herein described being a portion of Lot No. 5 on a map entitled "Subdivision of Lands for Edith Mannoni and Jerry Caiazzo, Town of New Windsor, Orange County, New York", dated November 7, 1985, last revised July 10, 1987, filed in the Orange County Clerk's Office on October 28, 1987 as Map No. 8558.

Premises herein described being the same premises as described in Liber 2710 of Deeds at Page 308 as filed in the Orange County Clerk's Office.

Premises herein described subject to any easements, rights-of-way, covenants or restrictions of record.

hmpn-eas.des

10/20/94 @ Gave 2 copies to Dick

MEMORANDUM FOR FILE

DATE: March 6, 1995

On this date: I spoke to Fred Moore of Lane & Kelly.
I gave him the check amounts that are due the
T. of N.W.

He then said that the applicant wants to
change the plan (50' easement).

I told him that would probably change the
fee amount for Prof. fees.
He said he would get back to me.

(m)

MEMORANDUM

TO: TOWN OF NEW WINDSOR ATTORNEY'S OFFICE

ATTN: PATRICIA BARNHART, SECRETARY

FROM: RICHARD D. MC GOEY, P.E.,
ENGINEER FOR THE TOWN

DATE: FEBRUARY 17, 1995

SUBJECT: EXTENSION OF HAMPTON COURT (51-1-106)
ROAD ACCEPTANCE/MAINTENANCE BOND REQUEST

We are in receipt of your request for our office to review the roadway description and establish a maintenance bond amount for the purposes of finalizing dedication of the roadway. In line with the request of the applicant's engineer, please be advised of the following:

On 10 November, 1994 our office, along with Skip Fayo, recommended that a performance bond be posted in the amount of \$19,716.94 to guarantee the completion of the roadway. At that time, several deficiencies were identified and in light of the need for the developer to obtain final approval and signature on the subdivision maps for the four lots surrounding the extended roadway, the Highway Superintendent agreed to allow a reduced bond amount to be posted to guarantee the completion of the deficiencies.

It is our understanding that although the Chairman of the Planning Board may sign the maps and the developer may receive building permits for the dwelling units, the roadway cannot be accepted for dedication until such time as all of the deficiencies have been corrected and a maintenance bond has been posted.

We are hopeful that the above is satisfactory for your use, however, if you should have any questions, please contact our office.

Richard D. McGoey, P.E.
Richard D. McGoey, P.E.,
Engineer for the Town

RDM:mlm

cc: George J. Meyers, Supervisor
Michael Babcock, Building Inspector
James Petro, Jr. - P.B. Chairman
Mark Edsall, P.E., P.B. Engineer

HAMPTON COURT SUBDIVISION (91-31) REAPPROVAL

John O'Rourke from Lanc and Tully Engineering appeared before the board for this proposal.

MR. O'ROURKE: We are requesting reapproval, our time had lapsed from the last approval.

MR. PETRO: Before we pass out the maps, I don't know if we need the maps. Mike, on Mark's comments, do you see anything outstanding here that we need to--it has to be verified that the public improvement bonds have been submitted covering all necessary work relative to the previous road construction. Do you have anything on that, John?

MR. O'ROURKE: My understanding that it was submitted, I know the town accepted the numbers.

MR. PETRO: The bond, the performance bond of \$19,316, we haven't received that as of yet or we have?

MS. MASON: Yes, we have.

MR. VAN LEEUWEN: He says the Town Board has received it.

MR. PETRO: Andy, have you checked any of this?

MR. KRIEGER: I just got it, just laid eyes on it.

MR. PETRO: Looking for six month approval.

MR. VAN LEEUWEN: No, this is final approval so one year extension on the approval then.

MR. O'ROURKE: Yes.

MR. VAN LEEUWEN: Mr. Chairman, I make a motion we declare negative dec.

MR. DUBALDI: We have to take lead agency.

MR. VAN LEEUWEN: Sorry, lead agency first.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency on the Hampton Court subdivision on Route 207. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. DUBALDI: What about public hearing?

MR. VAN LEEUWEN: Make a motion to waive public hearing.

MR. DUBALDI: Second it.

MR. PETRO: We had it, a public hearing on the 11th of August, 1993. Motion has been made and seconded that the New Windsor Planning Board waive public hearing under its discretionary rules for the Hampton Court subdivision on 207. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. PETRO: If no conditions have changed which would affect the negative dec which we did, there's no alterations or change to this plan whatsoever?

MR. O'ROURKE: No.

MR. PETRO: It's a plan that has been previously submitted.

MR. VAN LEEUWEN: There was a problem, there was a problem with the roads and I believe you got together

with the--

MR. O'ROURKE: Highway Superintendent, letter from him, we met with the engineers, we did corings on the existing road, the bond basically says what they are doing they are extending.

MR. VAN LEEUWEN: Are they going to do anything to the old road?

MR. O'ROURKE: I believe oiled and chipped.

MR. VAN LEEUWEN: I so move.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant reapproval of Hampton Court subdivision on Route 207.

MR. DUBALDI: Negative dec?

MR. VAN LEEUWEN: That was the motion, I'm sorry, declare negative dec.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec on the Hampton Court subdivision for Hampton Court on Route 207. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. PETRO: If nothing has been changed or altered, we can entertain a motion.

MR. VAN LEEUWEN: So moved.

MR. KRIEGER: Subject to bonds and subject to my

January 25, 1995

6

approval of the right-of-ways and of the dedication.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval on reapproval for the Hamilton Court subdivision on Route 207, subject to the dedication being reviewed by the attorney and accepted of the roadways.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

Reapproval

RESULTS OF P.B. MEETING

DATE: January 25, 1995

PROJECT NAME: Hampton Ct. Sub. PROJECT NUMBER 91-31

LEAD AGENCY:

* NEGATIVE DEC:

M) V S) D VOTE: A 3 N 0

* M) V S) D VOTE: A 3 N 0

CARRIED: YES ✓ NO

* CARRIED: YES: ✓ NO

PUBLIC HEARING: M) V S) D VOTE: A 3 N 0

WAIVED: YES ✓ NO

SEND TO OR. CO. PLANNING: M) S VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S VOTE: A N APPROVED: Reapproval

M) V S) D VOTE: A 3 N 0 APPR. CONDITIONALLY: 1-25-95

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS: Sub. to Andy's approval of Dedication

Original Condition

IN THE MATTER OF

LAYING OUT AN EXTENSION OF HAMPTON COURT
AS PUBLIC HIGHWAYS IN THE
TOWN OF NEW WINDSOR, ORANGE COUNTY,
NEW YORK.

DEDICATION

DEDICATION

TO THE TOWN SUPERINTENDENT OF HIGHWAYS
OF THE TOWN OF NEW WINDSOR
COUNTY OF ORANGE, NEW YORK:

WE, the undersigned, hereby dedicate to the TOWN OF NEW WINDSOR, Orange County, New York, for highways purposes, the lands hereinafter described now owned by us or in which we have or may have an interest, as follows:

ALL that certain plot, piece, or parcel of land situate in the Town of New Windsor, County of Orange, State of New York, said land being shown as "Hampton Court Extension to be dedicated to the Town of New Windsor" on a map entitled "Preliminary Subdivision Plan for Hampton Court, Town of Windsor, Orange County, New York, Sheet No. 1 of 2", dated June 14, 1993 last revised September 20, 1993, prepared by Lanc and Tully, P.C., said lands being more particularly bounded and described as follows:

Beginning at a point in the northwesterly line of Lot No. 1, as shown on the previously mentioned map, at the southwesterly terminus of Hampton Court, said Hampton Court being described in Liber 3064 of Deeds at page 163; thence from said point of beginning and continuing along the northwesterly line of said Lot No. 1 on the following two (2) courses and distances: (1) South 31°-48'-00" West, a distance of 102.38 feet to a point of curvature; (2) on a curve to the left having a radius of 25.00 feet, an arc length of 23.55 feet as defined by the chord South 04°-48'-57" West, 22.69 feet to a point of reverse curvature, said point being the westerly corner of said Lot No. 1 and the northerly

corner of Lot No. 2 as shown on the previously mentioned map; thence continuing along the northwesterly line of said Lot No. 2 and the southeasterly line of Lot No. 3 and a portion of the southeasterly line of Lot No. 4, all as shown on the previously mentioned map on the following two (2) courses and distances: (3) on a curve to the right having a radius of 60.00 feet, an arc length of 301.53 feet as defined by the chord North 58°-12'-00" West, 70.59 feet to point of reverse curvature; (4) on a curve to the left having a radius of 25.00 feet, an arc length of 23.55 feet as defined by the chord North 58°-47'-03" East 22.69 feet to a point of tangency; thence continuing along the southeasterly line of said Lot No. 4 (5) North 31°-48'-00" East a distance of 102.38 feet to a point of curvature in the southwesterly terminus of said Hampton Court; thence running along the said southwesterly terminus of Hampton Court (6) on a curve to the left having a radius of 60.00 feet, an arc length of 51.57 feet as defined by the chord South 58°-12'-00" East, 50.00 feet to the point or place of beginning.

Containing 0.386± acres.

Premises herein described being a portion of as Lot No. 106 in Block 1, within Section 51, as shown on the Tax Map of the Town of New Windsor, Orange County, New York dated 1992.

Premises herein described being a portion of the same premises as described in Liber 2710 of Deeds page 308, as filed in the Orange County Clerk's Office.

The premises herein described are subject to any rights-of-way, easements, covenants, or restrictions of record.

Sec. 51
Blk. 1
Lot 106

This deed is given in the ordinary course of business of the undersigned.

The undersigned, for valuable consideration, hereby jointly and severally release the TOWN OF NEW WINDSOR, its officers or agents, from any and all claims by reason of the use of the foregoing lands for the construction or maintenance of highways on said lands.

IN WITNESS WHEREOF, we have hereunto caused these presents to be executed by our respective presidents and our corporate seals annexed hereto this 23rd day of January, 1995.

There is no consideration for this transfer.

DRAKE MAGGARD, INC.

By: *John R. Maggard*
John R. Maggard, President

J.N. CAIAZZO CONSTRUCTION CORP.

By: *Jerry Caiazzo*
Jerry Caiazzo, President

STATE OF FLORIDA)
 : ss.:
COUNTY OF POLK)

On the 23rd day of January, 1995, before me personally came John Maggard, to me known, who, being by me duly sworn, did depose and say that he resides at 105 Sarah Wells Trail, Campbell Hall, New York 10916; that he is the President of DRAKE MAGGARD, INC., the corporation described in and which executed the foregoing instrument; and that he signed his name thereto by order of the Board of Directors.



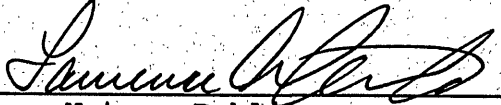
OFFICIAL SEAL
Michelle L. Zelonky
My Commission Expires
May 10, 1996
Comm. No. CC 199762

Michelle L. Zelonky
Notary Public
Michelle L. Zelonky
CC 199762

STATE OF NEW YORK)
 : ss.:
COUNTY OF ORANGE)

On the 25th day of January, 1995, before me personally came Jerry Caiazzo, to me known, who, being by me duly sworn, did depose and say that he resides at 102 Mill Pond Road, Otisville, New York

10963; that he is the President of J. N. CAIAZZO CONSTRUCTION CORP., the corporation described in and which executed the foregoing instrument; and that he signed his name thereto by order of the Board of Directors.


Notary Public

LAURENCE A. CLEMENTE
Notary Public, State of New York
No. 24-4689251
Qualified in Orange County
Commission Expires February 28, 1996

Bargain and Sale Deed with Covenant against Grantor's Acts

THIS INDENTURE, made the *25th* day of January, nineteen hundred and ninety-five

BETWEEN DRAKE MAGGARD, INC., a domestic corporation having its principal office at (no number), Route 17M, Oxford Depot, Chester, New York, and **J.N. CAIAZZO CONSTRUCTION CORP.**, a domestic corporation having its principal office at 102 Mill Road, Otisville, New York,

party of the first part, and

THE INCORPORATED TOWN OF NEW WINDSOR, County of Orange, State of New York, being a duly incorporated municipality with its principal office located at 555 Union Avenue, New Windsor, New York,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ONE (\$1.00) DOLLAR, lawful money of the United States, by the party of the second part, and other good and valuable consideration does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece, or parcel of land situate in the Town of New Windsor, County of Orange, State of New York, said land being shown as "Hampton Court Extension to be dedicated to the Town of New Windsor" on a map entitled "Preliminary Subdivision Plan for Hampton Court, Town of Windsor, Orange County, New York, Sheet No. 1 of 2", dated June 14, 1993 last revised September 20, 1993, prepared by Lanc and Tully, P.C., said lands being more particularly bounded and described as follows:

Beginning at a point in the northwesterly line of Lot No. 1, as shown on the previously mentioned map, at the southwesterly terminus of Hampton Court, said Hampton Court being described in Liber 3064 of Deeds at page 163; thence from said point of beginning and continuing along the northwesterly line of said Lot No. 1 on the following two (2) courses and distances: (1) South $31^{\circ}-48'-00''$ West, a distance of 102.38 feet to a point of curvature; (2) on a curve to the left having a radius of 25.00 feet, an arc length of 23.55 feet as defined by the chord South $04^{\circ}-48'-57''$ West, 22.69 feet to a point of reverse curvature, said point being the westerly corner of said Lot No. 1 and the northerly corner of Lot No. 2 as shown on the previously mentioned map; thence continuing along the northwesterly line of said Lot No. 2 and the southeasterly line of Lot No. 3 and a portion of the southeasterly line of Lot No. 4, all as shown on the previously mentioned map on the following two (2) courses and distances: (3) on a curve to the right having a radius of 60.00 feet, an arc length of 301.53 feet as defined by the chord North $58^{\circ}-12'-00''$ West, 70.59 feet to point of reverse curvature; (4) on a curve to the left having a radius of 25.00 feet, an arc length of 23.55 feet as defined by the chord North $58^{\circ}-47'-03''$ East 22.69 feet to a point of tangency; thence continuing along the southeasterly line of said Lot No. 4 (5) North $31^{\circ}-48'-00''$ East a distance of 102.38 feet to a point of curvature in the southwesterly terminus of said Hampton Court; thence running along the said southwesterly terminus of Hampton Court (6) on a curve to the left having a radius of 60.00 feet, an arc length of 51.57 feet as defined by the chord South $58^{\circ}-12'-00''$ East, 50.00 feet to the point or place of beginning.

Containing $0.386 \pm$ acres.

The premises herein described being a portion of Lot No. 106 in Block 1, within Section 51, as shown on the Tax Map of the Town of New Windsor, Orange County, New York dated 1992.

The premises herein described being a portion of the same premises as described in Liber 2710 of Deeds, page 308, as recorded in the Orange County Clerk's Office.

The premises herein described are subject to any rights-of-way, easements, covenants, or restrictions of record.

Sec. 51
Blk. 1
Lot 106

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

This deed is given in the ordinary course of business of the undersigned.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

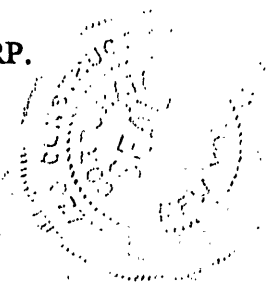
IN PRESENCE OF:

DRAKE MAGGARD, INC.

By: John R. Maggard
John R. Maggard, President

J.N. CAIAZZO CONSTRUCTION CORP.

By: Jerry Caiazzo
Jerry Caiazzo, President

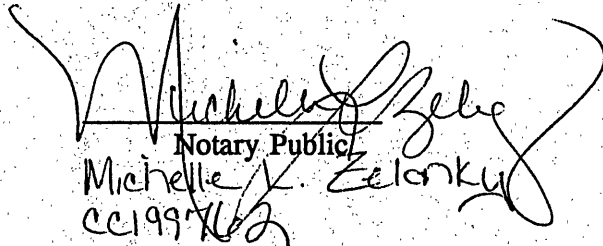


STATE OF FLORIDA)
: ss.:
COUNTY OF POLK)

On the 23rd day of January, 1995, before me personally came John Maggard, to me known, who, being by me duly sworn, did depose and say that he resides at 105 Sarah Wells Trail, Campbell Hall, New York 10916; that he is the President of DRAKE MAGGARD, INC., the corporation described in and which executed the foregoing instrument; and that he signed his name thereto by order of the Board of Directors.

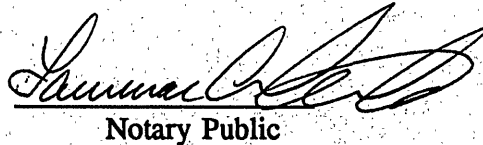


OFFICIAL SEAL
Michelle L. Zelonky
My Commission Expires
May 10, 1996
Comm. No. CC 199762


Notary Public
Michelle L. Zelonky
CC199762

STATE OF NEW YORK)
: ss.:
COUNTY OF ORANGE)

On the 25th day of January, 1995, before me personally came Jerry Caiazzo, to me known, who, being by me duly sworn, did depose and say that he resides at 102 Mill Pond Road, Otisville, New York 10963; that he is the President of J. N. CAIAZZO CONSTRUCTION CORP., the corporation described in and which executed the foregoing instrument; and that he signed his name thereto by order of the Board of Directors.


Notary Public

LAURENCE A. CLEMENTE
Notary Public, State of New York
No. 24-4689251
Qualified in Orange County
Commission Expires February 28, 1996

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

January 19, 1995

Ms. Myra Mason
Planning Board Secretary
Town of New Windsor Planning Board
555 Union Avenue
New Windsor, NY 12550

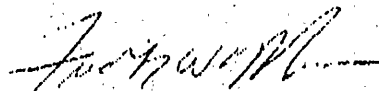
RE: Hampton Court
Town of New Windsor

Dear Myra,

By copy of this letter, we request to be placed upon the January 25, 1995 Planning Board agenda, at which time we will request re-approval of the Final Plan. This application had previously received Conditional Final Approval on December 8, 1993.

Very truly yours,

LANC & TULLY, P.C.



Frederick W. Moore

FM:gjl

windsrpb.fm

**SENT VIA FAX
NO HARD COPY WILL BE
FORWARDED UNLESS REQUESTED**

MEMORANDUM FOR FILE
DATE: Dec. 28, 1994

On this date: I spoke to Fred More of Larc+ Tully and
asked that he bring the final plans to me so that
I can give a set to Mark Edsall to check for
all conditions being satisfied. He said he would deliver
them A.S.A.P.

I then spoke to Rob Maggion (Applicant) and
informed him of this status.

Fees are to be settled after Mark's review

EW

Hampton

BOND # GE5677959
ID # 26739

THE AMERICAN INSTITUTE OF ARCHITECTS



AIA Document A311

Performance Bond

KNOW ALL MEN BY THESE PRESENTS: that

NEW YORK BITUMINOUS PRODUCTS CORP.

PO BOX 900/RT 17M & OXFORD ROAD

CHESTER, NY 10918

as Principal, hereinafter called Contractor, and.

GULF INSURANCE COMPANY

5550 W. TOUHY AVENUE

SKOKIE, IL 60077

as Surety, hereinafter called Surety, are held and firmly bound unto

TOWN OF NEW WINDSOR

555 UNION AVENUE

NEW WINDSOR, NY 12553

as Oblige, hereinafter called Owner, in the amount of NINETEEN THOUSAND THOUSAND SEVEN
HUNDRED AND SEVENTEEN DOLLARS & 00/100*****

Dollars (\$ 19,717.00***),

for the payment whereof Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS,

Contractor has by written agreement dated

19 , entered into a contract with Owner for

Here insert full name, address and description of project

in accordance with Drawings and Specifications prepared by

Here insert full name and address of legal title of Architect

which contract is by reference made a part hereof and is hereinafter referred to as the Contract.

PERFORMANCE BOND

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such that, if Contractor shall promptly and faithfully perform said Contract, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

The Surety hereby waives notice of any alteration or extension of time made by the Owner.

Whenever Contractor shall be, and declared by Owner to be in default under the Contract, the Owner having performed Owner's obligations thereunder, the Surety may promptly remedy the default, or shall promptly

1) Complete the Contract in accordance with its terms and conditions, or

2) Obtain a bid or bids for completing the Contract in accordance with its terms and conditions, and upon determination by Surety of the lowest responsible bidder, or, if the Owner elects, upon determination by the Owner and the Surety jointly of the lowest responsible bidder, arrange for a contract between such bidder and Owner, and make available as Work progresses (even though there should be a default or a succession of

defaults under the contract or contracts of completion arranged under this paragraph) sufficient funds to pay the cost of completion less the balance of the contract price; but not exceeding, including other costs and damages for which the Surety may be liable hereunder, the amount set forth in the first paragraph hereof. The term "balance of the contract price," as used in this paragraph, shall mean the total amount payable by Owner to Contractor under the Contract and any amendments thereto, less the amount properly paid by Owner to Contractor.

Any suit under this bond must be instituted before the expiration of two (2) years from the date on which final payment under the Contract falls due.

No right of action shall accrue on this bond to or for the use of any person or corporation other than the Owner named herein or the heirs, executors, administrators or successors of the Owner.


Signed and sealed this

17

day of

NOVEMBER

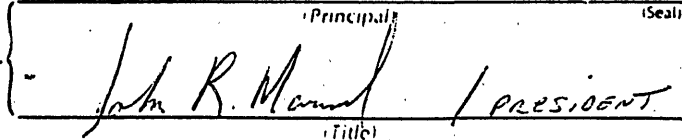
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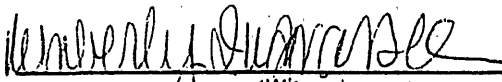

(Witness)

NEW YORK BITUMINOUS PRODUCTS CORP.

(Principal)

(Seal)

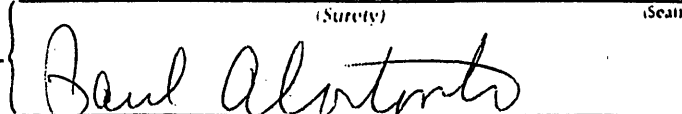

(Title) / PRESIDENT


(Witness)
KIMBERLY INGRASSIA

GULF INSURANCE COMPANY

(Surety)

(Seal)


(Title)
PAUL A. COSTANTINO, ATTORNEY-IN-FACT



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THE AMERICAN INSTITUTE OF ARCHITECTS



AIA Document A311

Labor and Material Payment Bond

THIS BOND IS ISSUED SIMULTANEOUSLY WITH PERFORMANCE BOND IN FAVOR OF THE OWNER CONDITIONED ON THE FULL AND FAITHFUL PERFORMANCE OF THE CONTRACT

KNOW ALL MEN BY THESE PRESENTS: that

NEW YORK BITUMINOUS PRODUCTS CORP.

PO BOX 900 / RT 17M & OXFORD ROAD

CHESTER, NY 10918

as Principal, hereinafter called Principal, and,

GULF INSURANCE COMPANY

5550 WEST TOUHY AVENUE

SKOKIE, IL 60077

as Surety, hereinafter called Surety, are held and firmly bound unto

TOWN OF NEW WINDSOR

555 UNION AVENUE

NEW WINDSOR, NY 12553

as Oblige, hereinafter called Owner, for the use and benefit of claimants as hereinbelow defined, in the

amount of NINETEEN THOUSAND SEVEN HUNDRED SEVENTEEN DOLLARS & 00/100***

(Here insert a sum equal to at least one-half of the contract price)

Dollars (\$ 19,717.00**),

for the payment whereof Principal and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS,

Principal has by written agreement dated

19

, entered into a contract with Owner for

(Here insert full name, address and description of project)

in accordance with Drawings and Specifications prepared by

(Here insert full name and address or legal title of Architect)

which contract is by reference made a part hereof, and is hereinafter referred to as the Contract.

LABOR AND MATERIAL PAYMENT BOND

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS such that, if Principal shall promptly make payment to all claimants as hereinafter defined, for all labor and material used or reasonably required for use in the performance of the Contract, then this obligation shall be void; otherwise it shall remain in full force and effect, subject, however, to the following conditions:

1. A claimant is defined as one having a direct contract with the Principal or with a Subcontractor of the Principal for labor, material, or both, used or reasonably required for use in the performance of the Contract, labor and material being construed to include that part of water, gas, power, light, heat, oil, gasoline, telephone service or rental of equipment directly applicable to the Contract.

2. The above named Principal and Surety hereby jointly and severally agree with the Owner that every claimant as herein defined, who has not been paid in full before the expiration of a period of ninety (90) days after the date on which the last of such claimant's work or labor was done or performed, or materials were furnished by such claimant, may sue on this bond for the use of such claimant, prosecute the suit to final judgment for such sum or sums as may be justly due claimant, and have execution thereon. The Owner shall not be liable for the payment of any costs or expenses of any such suit.

3. No suit or action shall be commenced hereunder by any claimant:

a) Unless claimant, other than one having a direct contract with the Principal, shall have given written notice to any two of the following: the Principal, the Owner, or the Surety above named, within ninety (90) days after such claimant did or performed the last of the work or labor, or furnished the last of the materials for which said claim is made, stating with substantial

accuracy the amount claimed and the name of the party to whom the materials were furnished, or for whom the work or labor was done or performed. Such notice shall be served by mailing the same by registered mail or certified mail, postage prepaid, in an envelope addressed to the Principal, Owner or Surety, at any place where an office is regularly maintained for the transaction of business, or served in any manner in which legal process may be served in the state in which the aforesaid project is located, save that such service need not be made by a public officer.

b) After the expiration of one (1) year following the date on which Principal ceased Work on said Contract, it being understood, however, that if any limitation embodied in this bond is prohibited by any law controlling the construction hereof such limitation shall be deemed to be amended so as to be equal to the minimum period of limitation permitted by such law.

c) Other than in a state court of competent jurisdiction in and for the county or other political subdivision of the state in which the Project, or any part thereof, is situated, or in the United States District Court for the district in which the Project, or any part thereof, is situated, and not elsewhere.

4. The amount of this bond shall be reduced by and to the extent of any payment or payments made in good faith hereunder, inclusive of the payment by Surety of mechanics' liens which may be filed of record against said improvement, whether or not claim for the amount of such lien be presented under and against this bond.

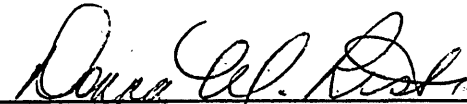
Signed and sealed this

17

day of

NOVEMBER

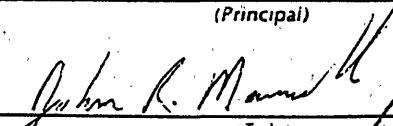
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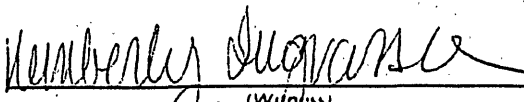

(Witness)

NEW YORK BITUMINOUS PRODUCTS CORP.

(Principal)

(Seal)

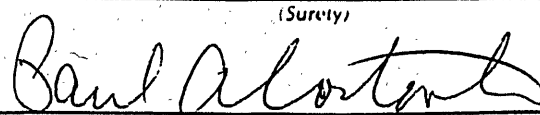

(Title) PRESIDENT


(Witness)
KIMBERLY INGRASSIA

GULF INSURANCE COMPANY

(Surety)

(Seal)


(Title)

PAUL A. COSTANTINO, ATTORNEY-IN-FACT



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STATE OF NEW YORK

COUNTY OF NASSAU

I, Brad Hamburger, a Notary Public of Nassau County, State of New York, do hereby certify that Paul A. Costantino, Attorney-In-Fact of GULF INSURANCE COMPANY, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered said instrument for and on behalf of GULF INSURANCE COMPANY or the uses and purposes therein set forth.

Given under my hand and notorial seal at my office at Jericho, New York, in said county, this 18 day of NOVEMBER, 19 94, A.D.

BRAD HAMBURGER
Notary Public, State of New York
No. 02HA4991752
Qualified in Nassau County
Commission Expires February 10, 1996


Notary Public



**GULF INSURANCE COMPANY
KANSAS CITY, MISSOURI
POWER OF ATTORNEY**

ORIGINALS OF THIS POWER OF ATTORNEY ARE PRINTED ON BLUE SAFETY PAPER WITH TEAL INK. DUPLICATES SHALL HAVE THE SAME FORCE AND EFFECT AS AN ORIGINAL ONLY WHEN ISSUED IN CONJUNCTION WITH THE ORIGINAL.

KNOWN ALL MEN BY THESE PRESENTS: That the Gulf Insurance Company, a corporation duly organized under the laws of the State of Missouri, having its principal office in the city of Irving, Texas, pursuant to the following resolution, adopted by the Finance & Executive Committee of the Board of Directors of the said Company on the 10th day of August, 1993, to wit:

"RESOLVED, that the President, Executive Vice President or any Senior Vice President of the Company shall have authority to make, execute and deliver a Power of Attorney constituting as Attorney-in-Fact, such persons, firms, or corporations as may be selected from time to time; and any such Attorney-in-fact may be removed and the authority granted him revoked by the President, or any Executive Vice President, or any Senior Vice President, or by the Board of Directors or by the Finance and Executive Committee of the Board of Directors.

RESOLVED, that nothing in this Power of Attorney shall be construed as a grant of authority to the attorney(s)-in-fact to sign, execute, acknowledge, deliver or otherwise issue a policy or policies of insurance on behalf of Gulf Insurance Company.

RESOLVED, that the signature of the President, Executive Vice President or any Senior Vice President, and the Seal of the Company may be affixed to any such Power of Attorney or any certificate relating thereto by facsimile, and any such powers so executed and certified by facsimile signature and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond and documents relating to such bonds to which they are attached.

Gulf Insurance Company does hereby make, constitute and appoint

PAUL A. CONSTANTINO, ATTORNEY-IN-FACT

BOND
NUMBER **GE 5677959**

PRINCIPAL: NAME ADDRESS
CITY, STATE, ZIP

**NEW YORK BITUMINOUS PRODUCTS CORP.
P.O. BOX 900/ RT 17M & OXFORD ROAD
CHESTER, NY 10918**

EFFECTIVE DATE

NOVEMBER 17, 1994

CONTRACT AMOUNT

\$ 19,717.

BOND AMOUNT

\$ 19,717.

its true and lawful attorney(s)-in-fact, with full power and authority hereby conferred in its name, place and stead, to sign, execute, acknowledge and deliver in its behalf, as surety, any and all bonds and undertakings of suretyship, and to bind Gulf Insurance Company thereby as fully and to the same extent as if any bonds, undertakings and documents relating to such bonds and/or undertakings were signed by the duly authorized officer of the Gulf Insurance Company and all the acts of said attorney(s)-in-fact, pursuant to the authority herein given, are hereby ratified and confirmed.

The obligation of the Company shall not exceed one million (\$1,000,000.00) dollars.

IN WITNESS WHEREOF, the Gulf Insurance Company has caused these presents to be signed by any officer of the Company and its Corporate Seal to be hereto affixed.



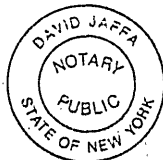
GULF INSURANCE COMPANY

Christopher E. Watson

Christopher E. Watson
President

STATE OF NEW YORK)
) SS
COUNTY OF NEW YORK)

On this 1st day of February, 1994 A.D., before me came Christopher E. Watson, known to me personally who being by me duly sworn, did depose and say; that he resides in the County of Westchester, State of New York; that he is the President of the Gulf Insurance Company, the corporation described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instruments is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation and that he signed his name, thereto by like order.



David Jaffa

David Jaffa
No. 24-4958634
Qualified in Kings County
Comm. Expires November 13, 1995

STATE OF NEW YORK)
) SS
COUNTY OF NEW YORK)

I, the undersigned, Senior Vice President of the Gulf Insurance Company, a Missouri Corporation, DO HEREBY CERTIFY that the foregoing and attached POWER OF ATTORNEY remains in full force.

Signed and Sealed at the City of New York.



Dated the 17 day of NOVEMBER, 19 94

Lawrence P. Minter

Lawrence P. Minter
Senior Vice President

SURETY SPECIALISTS

PHONE (708) 982-9800

FAX (708) 982-9816

CONTRACTOR NEW YORK BITUMINOUS PRODUCTS CORP.

JOB DESCRIPTION HAMPTON COURT ROADWAY IMPROVEMENT

TO: TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

BOND # GE5677959

EFFECTIVE DATE NOVEMBER 17, 1994

BOND AMOUNT \$ 19,717.

CONTRACT AMOUNT \$ 19,717.

CONTRACT #

AS AGENT FOR SURETY, WE NEED A STATUS REPORT ON THE PROGRESS OF THE JOB DESCRIBED. YOUR COMPLETION AND PROMPT RETURN OF THIS BRIEF INQUIRY WOULD BE APPRECIATED.

IF THE CONTRACT HAS BEEN COMPLETED:

DATE OF COMPLETION _____

DATE OF FINAL PAYMENT _____

FINAL CONTRACT AMOUNT _____

IT IS UNDERSTOOD THAT THE INFORMATION CONTAINED HEREIN IS FURNISHED AS A MATTER OF COURTESY FOR THE CONFIDENTIAL USE OF THE SURETY AND IS MERELY AN EXPRESSION OF OPINION. IT IS ALSO AGREED THAT IN FURNISHING THIS INFORMATION, NO GUARANTEE OR WARRANTY OF ACCURACY OR CORRECTNESS IS MADE AND NO RESPONSIBILITY IS ASSUMED AS A RESULT OF RELIANCE BY THE SURETY. WHETHER SUCH INFORMATION IS FURNISHED BY THE OWNER OR BY AN ARCHITECT OR ENGINEER AS THE AGENT OF THE OWNER.

IF THE CONTRACT HAS NOT BEEN COMPLETED:

PERCENTAGE OF COMPLETION _____

AMOUNT OF PAYMENT TO DATE _____

CONTRACT AMOUNT TO DATE _____

COMMENTS _____

Please sign, date and return this inquiry in the enclosed envelope to:
THE HALLAND COMPANIES
61 JERICHO TURNPIKE
JERICHO, NY 11753

SIGNATURE _____

TITLE _____

DATE _____

PHONE: () _____

FAX # () _____



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

Dorothy H. Hansen
TOWN CLERK

November 21, 1994

Frederick W. Moore
Lance & Tully
Engineering and Surveying P.C.
P.O. Box 687, Route 207
Goshen, New York 10924

Subject: Establish Performance Bond - Hampton Court

Dear Mr. Moore:

Enclosed is a certified copy of a resolution passed by the Town Board at their November 16, 1994 meeting.

Upon receipt of the performance bond in the amount of \$19,716.94 you may proceed as directed by our Town Engineer Richard D. McGoey and Highway Superintendent, Fred Fay.

If you have any questions, please contact Mr. McGoey.

Sincerely,

A handwritten signature in cursive script that reads 'Dorothy H. Hansen'.

DOROTHY H. HANSEN
Town Clerk

DHH:sh

enclosures

CC: Town Engineer
Highway Superintendent

11/28/94



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

1763

November 10, 1994

Town of New Windsor Town Board and Planning Board
555 Union Avenue
New Windsor, NY 12553

ATTENTION: GEORGE J. MEYERS, SUPERVISOR
JAMES R. PETRO, JR., P.B. CHAIRMAN

SUBJECT: HAMPTON COURT ROADWAY IMPROVEMENT BOND

Dear Supervisor Meyers & Mr. Petro:

Please be advised that the undersigned is in receipt of a cost estimate from Lanc & Tully, dated 24 October 1994 which identifies the cost to complete the roadway and cul-de-sac area in the vicinity of the latest subdivision approval for a four (4) lot subdivision.

The cost estimate submitted includes the cost to correct deficiencies in the pavement thickness on the cul-de-sac requiring 3" of cold-mix binder on the sides of the cul-de-sac and a 1" cold-mix binder overlay through the center of the cul-de-sac. In addition, the entire portion of the extended roadway to serve the four lot subdivision will be topped with a double surface treatment of oil & chip. In addition, the swales along the newly constructed portion of the roadway and around the cul-de-sac will be rehabilitated to properly drain and will be topped with an oil & chip double surface treatment and a swale within a 30' drainage easement will be constructed across lot #2 to properly drain the cul-de-sac.

In line with our review of the attached cost estimate from Lanc & Tully dated 6 October 1994 and our observations of the core samples taken of the existing roadway along with Skip Fayo, the Highway Superintendent, the undersigned of our office in conjunction with Mr. Fayo, recommend that a performance bond in the amount of \$19,716.94 be established to guarantee the completion of the roadway.

In addition to the above, we understand that arrangements are being made between the developer and the Highway Superintendent to correct the deficiencies in the swales along the existing portion of Hampton Court from Rt. 207 to the boundary of the newly constructed section of Hampton Court in the vicinity of Lot #1.

We are hopeful that the above is satisfactory for your acceptance of the bond amount, however, if you should have any additional questions in this matter, please contact our office.

Very truly yours,

Richard D. McGoe, P.E.
Richard D. McGoe, P.E.,
Engineer for the Town

Fred Fay, Jr. (m)
Fred Fay, Jr.,
Highway Superintendent

RDM:mlm

cc: Fred Fay, Highway Superintendent
Lanc & Tully

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

October 24, 1994

Richard McGoey, P.E.
Town of New Windsor Planning Board
555 Union Avenue
New Windsor, NY 12553

RE: Hampton Court Extension
Core Samples

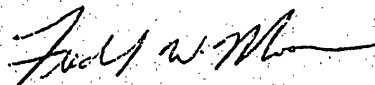
Dear Dick,

As per our meeting of October 20, 1994, enclosed please find a copy of the Hampton Court Extension showing the location and depths of pavement of core samples performed by the owner at your request. Please note that the previous samples (referenced in my letter to you dated October 6, 1994) have also been included. The core samples remain at our office for your inspection, if required. In addition, please find a copy of the cost estimate previously submitted for the work required on the Hampton Court Extension.

Please review and advise of any comments at your earliest convenience.

Very truly yours,

LANC & TULLY, P.C.



Frederick W. Moore

FM:gjl
Enc.

coresamp.fm

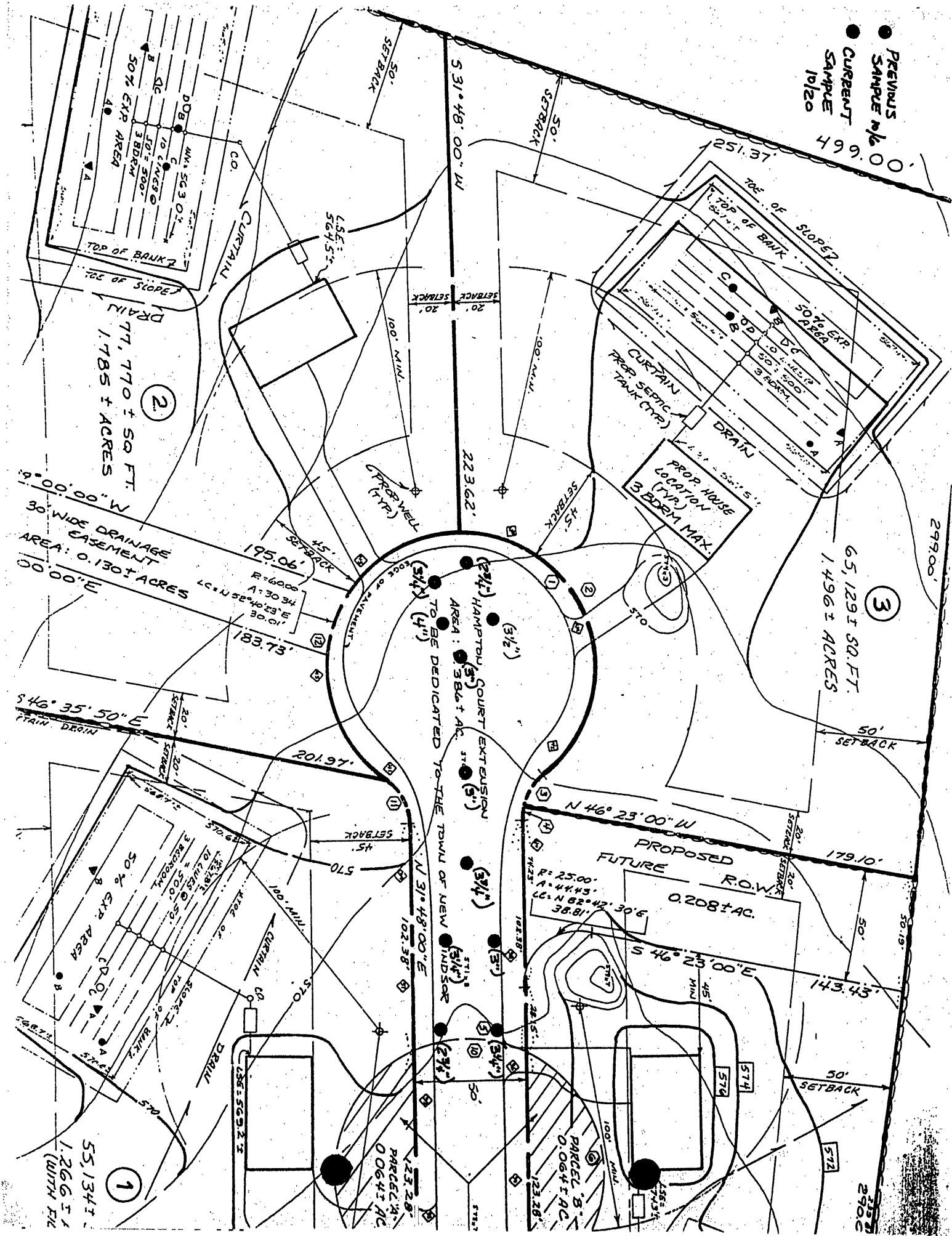
(914) 294-3700

• P.O. Box 687, Route 207, Goshen, N.Y. 10924

• FAX (914) 294-8609

10/26/94 @

PREVIOUS
SAMPLE 10/6
CURRENT
SAMPLE
10/20
499.



LANC & TULLY P.C.

P.O. Box 68
GOSHEN, NY 10924
Ph. (914) 294-3700
FAX (914) 294-8609

JOB HAMPTON COURT EXTENSION
SHEET NO. 1 OF 1
CALCULATED BY L.T. DATE 10/6/94
CHECKED BY _____ DATE _____
SCALE _____

COST ESTIMATE - PUBLIC IMPROVEMENTS

CUL-DE-SAC AREA :

3" COLD MIX BINDER	592 SY.	X	10.50/SY.	= \$6216.00
1" COLD MIX BINDER	348 SY.	X	4.14/SY.	= 1440.72
OIL & CHIP (DOUBLE SHOT)	1133 SY.	X	4.98/SY.	= 5642.34
SWALE REHAB (4' WIDE X 6" DEEP)	300 L.F.	X	10.00/L.F.	= 3000.00

REMAINING ROAD :

42' WIDE INC. SWALE

OIL & CHIP (SINGLE SHOT)	546 SY.	X	2.78/SY.	= 1517.88
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DRAINAGE SWALE THROUGH LOT #2
INC. REMOVAL OF FILLED MATERIAL

190± L.F.	X	10.00/L.F.	= 1900.00
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\$19716.94

DISCUSSIONHAMPTON COURT SUBDIVISION (91-31) HAMPTON COURT

MR. PETRO: What are you we going to talk about with this?

MR. EDSALL: There's two issues to my understanding. First issue is the issue of the condition of the roadway and any improvements that need to be made so that the town can accept the additional road that was constructed but never dedicated and as well accept the further extension of the road or improvement of the road for the Hampton Court subdivision. As far as the condition of the existing road, it's been reviewed in detail by Dick McGoey. He's in turn made field visits and has met with Rob Maggard, the details of what Dick feels are appropriate and clearly conveyed to the applicant. I believe he's looking for drainage improvements because of some existing conditions that Dick believes will be made even worse by the extension or creation of the additional lots on the road. I do not believe that it's our place here to then step in between a review that has already been made. So as far as I'm concerned, I'm going to stand by the comments that I gave to this board before, which is that the applicant's got to resolve those problems with Dick McGoey and Skip Fayo. I don't believe there's any need or purpose for us to get into the middle of it. Second issue being the access to the adjoining Marks property, that was a recommendation that we made because Mr. Maggard was also in the process of working for Mr. Marks and I realize that his access was on 207 and might not have been the best place to access the state highway and I suggested that he coordinate between the Maggards and Mr. Marks for the possibility of having an ability to extend a road off of this roadway or extend the town road. At no time did we say they had to provide an easement. I believe it got blown out of proportion to the point that they felt that they had to provide it and therefore they were asking to be compensated for it. It was purely a plan suggestion. Whatever they want to come up with is something that is between them and if the difficulties in accessing to 207 have an effect on Mr. Marks' application, that is

something he will have to deal with when he comes in for his subdivision. So I think that is a non-issue. As far as I know, those are the only two discussion items and I think they are both pretty well easily handled here.

MR. VAN LEEUWEN: Is it a big deal what he has got to fix?

MR. EDSALL: I really don't know the cost but I get the impression it's the creation of some swales and I don't know if they need maybe a couple drainage structures, couple catch basins.

MR. KRIEGER: I had some correspondence from Mr. Maggard's attorney and they responded I think the copies have already been provided, I talked to Mr. Maggard on the telephone and he was complaining in essence what it boils down to is the size of the conditions that the Town Engineer was imposing, he felt that what they were requiring was excessive. I suggested that it was my suggestion that he put himself on the agenda to come in and discuss those conditions and make his case that they were in fact excessive. I see that he isn't here. The whole purpose of putting it on for discussion was for him to come in and discuss that cause I said it's up to the Planning Board to decide, engineers like attorneys and everybody else we're just advisers. It's up to the, if he has a case to make, it's up to the Planning Board to decide. He isn't here to make the case so I don't know what purpose would be served in further belaboring since he's not here to speak for himself.

MR. VAN LEEUWEN: Mr. Maggard called me, okay, and my suggestion to him was to get together with the town highway superintendent and town engineer and get the matter resolved. I told him what the problems were. I told him increased lots and increased traffic would increase the problems we have there. The drainage that was put in originally is not adequate, all those people on that whole street have a lot of septic problems because the septic tanks and their leach fields were put in the wrong place. They did whatever they want. I don't know if that was Mr. Maggard had anything to do

with that but my suggestion was I didn't go into it any deeper, was to get together with the town highway superintendent and town engineer and see if they can get the matter resolved as easily as possible.

MR. LANDER: Let me just read a couple of sentences here from Tad Seaman from Dick McGoey. Although that we agree a section of Hampton Court presently is experiencing drainage problems, was accepted for dedication to the Town of New Windsor. It is our opinion materials and construction and lack of more positive type of drainage have resulted in the deterioration of the roadway surface originally constructed. Well, why did the town accept the road?

MR. VAN LEEUWEN: Because the problems didn't pop up until after, okay, problems really started to pop up two years ago.

MR. LANDER: That is not what it says. It says I just read that, it said the materials and construction they constructed a road and it got accepted.

MR. VAN LEEUWEN: Can I say something here? I ride by there every day and I started noticing problems two years ago.

MR. LANDER: How long has the road been there?

MR. VAN LEEUWEN: About 4, 5.

MR. LANDER: Four or five years now it's right here that the materials, construction. Why was it accepted? Wasn't it inspected? Why was it accepted?

MR. VAN LEEUWEN: I have no idea. I wasn't there when it was accepted and didn't even know it was accepted.

MR. LANDER: So you have more drainage problems now when it rains it pours. If the material's wrong, the road will never stay.

MR. VAN LEEUWEN: I didn't look at the materials underneath the road because they are all blacktopped.

MR. LANDER: I haven't seen it either, just by what I have read.

MR. VAN LEEUWEN: But if they put swales on the side of the road, it would certainly help the situation.

MR. LANDER: I don't know why there isn't swales, it's a town road. I've seen some of the swales put in, they are very nice but they are like bowling ball gutters, instead of 2 they are 3 foot and six inches deep. A lot of things have been changed and they shouldn't have been changed by the wrong people. That is not up to us, we have a Town Engineer, Dick McGoey, him and the highway superintendent will have to get with Mr. Maggard here and resolve the situation.

MR. EDSALL: Jim, just something for the board's information, which we have been trying to get resolved for quite a long time now is the adoption of new highway specs so that the roadways are improved in quality and construction. A draft copy of that ordinance was prepared and I have forwarded to the town supervisor and it's since been forwarded to the town board members, the town engineer and as well the town highway super so hopefully even the quality of the roads that this board will get to see is part of subdivisions is going to improve. If anybody on this board has an opportunity to suggest that they move forward quickly on that.

MR. LANDER: How old is the spec now, the new one?

MR. EDSALL: The new one, we had prepared a draft and it was scheduled to be typed at Town Hall I think two, three years ago and never got typed and when I gave George Meyers a status list of items I wanted to get moving, I advised him of it and he got it done and now it's being circulated. So it has been around for a couple years waiting to get done so hopefully this will get moved as quickly as some of the other items as the sign ordinance and we'll get it done.

MR. LANDER: In the meantime, you can construct a road in the Town of New Windsor with a wheelbarrow, there's nothing in the old code that tells you that, that you

August 24 1994

37

have to use a machine like what's in the new ordinance.

MR. PETRO: Okay, I think we have gone as far as we can with that.

RESULTS OF P.B. MEETING

DATE: August 24, 1994

PROJECT NAME: Hampton Ct. Sub. PROJECT NUMBER 91-31

LEAD AGENCY: _____ NEGATIVE DEC: _____

M) _____ S) _____ VOTE: A _____ N _____ M) _____ S) _____ VOTE: A _____ N _____

CARRIED: YES _____ NO _____ CARRIED: YES: _____ NO _____

PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____

WAIVED: YES _____ NO _____

SEND TO OR. CO. PLANNING: M) _____ S) _____ VOTE: A _____ N _____ YES _____ NO _____

SEND TO DEPT. OF TRANSPORT: M) _____ S) _____ VOTE: A _____ N _____ YES _____ NO _____

DISAPP: REFER TO Z.B.A.: M) _____ S) _____ VOTE: A _____ N _____ YES _____ NO _____

RETURN TO WORK SHOP: YES _____ NO _____

APPROVAL:

M) _____ S) _____ VOTE: A _____ N _____ APPROVED: _____

M) _____ S) _____ VOTE: A _____ N _____ APPR. CONDITIONALLY: _____

NEED NEW PLANS: YES _____ NO _____

DISCUSSION/APPROVAL CONDITIONS: _____

Lane & Lilly did not show up

Mr. Tom Marks was present

To be resolved by Town Engineer, Hwy. Dept
& applicant

HAMPTON COURT 91-31

MR. KRIEGER: I got a letter from an attorney named John Mayo with respect to Hampton Court which actually was some other discussion and in any case, Mr. Mayo purported to represent what I believe to be one of the owners, Mr. Magnard and the substance of his letter is that Mr. Magnard wasn't willing to do any improvement as he had been asked on a swale on a neighboring property and he wasn't willing to go into an agreement to grant a right-of-way if you remember there's a landlocked piece of property behind that the Planning Board had suggested that he ought to grant a right-of-way he doesn't want to do that and I heard from the owner of that landlocked property that the owners and I don't know whether Mr. Magnard is the only one or not but the owners have offered him right-of-way and demanded \$10,000 for it.

MR. VAN LEEUWEN: Who demanded \$10,000?

MR. KRIEGER: The people developing Hampton Court, Magnard.

MR. VAN LEEUWEN: Magnard demanded \$10,000?

MR. KRIEGER: The Planning Board said to him give a right-of-way to the neighboring property owners so that he will have a way of accessing his property to a public road. The neighboring property owner whose name I do not remember at the moment contacted me and said he was offered a right-of-way, all right, and they, but they demanded a payment of \$10,000 to get the right-of-way. That was one aspect. Then I heard from Mayo with respect to Magnard saying that Magnard was unwilling to grant a right-of-way and was unwilling to do as he had been asked by the Town Engineer to do any improvements on the neighboring property.

MR. PETRO: How can a condition of the Planning Board be \$10,000 pricetag?

MR. EDSALL: There's a little more to this. The request to look into that right-of-way through Magnard's subdivision to the adjoining property owner

was made at a workshop to Art Tully, Magnard's engineer who also just happened to have been contacted by the neighbor for a possible subdivision of their property. Property is not landlocked, it has frontage on 207 but it's on 207 as you're going west passed that corner near Magnard's roadway, Hamilton Place or Court and I felt that there might be better access to be developed internal to the subdivision. So I suggested that the property owners talk. Obviously, if they don't care to deal with each other, the other guy still has frontage on 207. If that limits how much he can develop because it's a poor sight distance to location, so be it. We were suggesting to use a good planning tool and suggest we, those two get together.

MR. VAN LEEUWEN: We can eliminate a cul-de-sac.

MR. EDSALL: They develop it as a town road, there's a potential it could be looped but I suggested it be town.

MR. VAN LEEUWEN: And town road could be looped.

MR. EDSALL: But in any case, I suggested, it was not a demand.

MR. VAN LEEUWEN: I know all about this whole deal originally, when those lots were subdivided the perc on that property was found in the front, the builders arbitrarily put the septic and the leach fields to the rear of the property, am I right Mike?

MR. BABCOCK: That is correct. Right now they are in the front of the houses.

MR. VAN LEEUWEN: Perc was in the back houses, correct, perc was in the back of the houses. They put them in the front where there's no perc, everybody in the whole street had nothing but percolation problems. Second there's quite a drainage problem on that property, especially if you are going up the street to the left, the water's running all over the place. I don't know whether the Town Highway Department came up and what McGoey came up with to fix the problem but I know that they are holding up the map, the signing of the map

until those items are covered because Mr. Magnard put the original road in. And there's been nothing but problems ever since. My suggestion to Mr. Magnard is to get together with the town engineer and town highway superintendent and fix the problems.

MR. KRIEGER: Instead of taking the suggestion apparently he hired Mr. Mayo to write me a letter objecting to doing that.

MR. VAN LEEUWEN: Let me say something. I know John Mayo and I know how John operates. John operates first thing that comes out of the John's mouth, we're not doing that, I'll sue him first. Well, that could go for 3, 4, 5 years. I suggested to Mr. Magnard's son that he gets together with the Town Engineer and correct the problems that they have the best they can to the town engineer's satisfaction and go on from there.

MR. PETRO: Can you take care of it?

MR. KRIEGER: I responded to Mr. Mayo indicating that I would bring it to the attention of the board which I have just done. There apparently is no further steps to be taken. I just wanted the board to be aware that this was going on because it would, I thought the members of the board would want to know.

MR. VAN LEEUWEN: If they took the road drainage and put it into a ditch, it would be a lot easier on these septic fields and the houses.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: HAMPTON COURT (MAGGARD) SUBDIVISION
PROJECT LOCATION: HAMPTON COURT/NYS ROUTE 207
SECTION 51-BLOCK 1-LOT 106
PROJECT NUMBER: 91-31
DATE: 8 DECEMBER 1993
DESCRIPTION: THIS APPLICATION INVOLVES THE PROPOSED RE-SUBDIVISION OF THE "BALANCE" PARCEL OF THE FORMER MANNONI/CAIAZZO SUBDIVISION. THE PROJECT WAS MOST RECENTLY REVIEWED AT THE 8 JANUARY 1992, 23 JUNE 1993 AND 27 OCTOBER 1993 PLANNING BOARD MEETINGS. THE PLAN IS SUBMITTED AS A FINAL SUBDIVISION PLAN AT THIS TIME.

1. All technical engineering questions regarding the subdivision have been addressed by the Applicant on these final subdivision plans.
2. If the Board considers this application for final approval, same should be conditional on the following:
 - a. That the Applicant submit a Public Improvement Cost Estimate for the extension of Hampton Court, for record purposes.
 - b. Since it is my understanding that the "future right-of-way" shown through Lot 4 to the benefit of the properties N/F Bertone is not final at this time, the word "proposed" should be added to the notation on the plan and a note should be added to Sheet 1, indicating the status (unless a final agreement is reached between the individual property owners prior to submission of the plans to be stamped).
 - c. That the Applicant pay all necessary public improvement inspection and approval fees to the Town.

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

-2-

PROJECT NAME: HAMPTON COURT (MAGGARD) SUBDIVISION
PROJECT LOCATION: HAMPTON COURT/NYS ROUTE 207
SECTION 51-BLOCK 1-LOT 106
PROJECT NUMBER: 91-31
DATE: 8 DECEMBER 1993

- d. That the Town Attorney accept the manner in which "Parcel A" and "Parcel B", previously shown as the initial cul-de-sac of the roadway, are to be abandoned to the adjoining properties.
3. Other than the procedural items noted above, I am aware of no reason why this application could not receive conditional final approval from the Planning Board.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:HAMPTON3.mk



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

1763
August 11, 1994

Town of New Windsor Planning Board
555 Union Avenue
New Windsor, NY 12553

ATTENTION: MR. JAMES R. PETRO, JR.,
CHAIRMAN

SUBJECT: HAMPTON COURT (TAX MAP #51-1-106)
ROADWAY DEDICATION

Dear Mr. Petro:

We are in receipt of a letter dated 5 August 1994 from Andrew Krieger in response to a letter received from John T. Mayo, Attorney for Drake Maggard/Caiazzo.

In regard to Mr. Mayo's indication that the Town Engineer would not "Sign Off" unless the swale was prepared along the Town portion of Hampton Court, please be advised that we are in agreement with Mr. Krieger that our position is only advisory.

In addition, we would like to point out that the provisions of the subdivision regulations Sec. 6, Paragraph I-1, requires that the Town Board obtain the certification of the Town Engineer that all requirements of the bond and town road specifications have been met prior to the release of the bond and dedication of the roadway. For this reason, the Town Attorney has requested that we review the recent request of the applicant for the Town to release parcel A and parcel B of the temporary cul-de-sac. Further, the attorney will be seeking our certification for dedication of the extension of Hampton Court, which has been constructed but, has not been dedicated to the Town of New Windsor to date.

For the above reasons and on the basis of a complaint we received from Mr. Louis Contini of Hampton Court, the undersigned of our office performed a review of Hampton Court, at which time we identified problems with the shoulder and drainage swale requiring corrective action if additional traffic is to utilize Hampton Court. We forwarded a memo dated 16 June 1994 to Mr. Seaman, with a copy to your attention. We have enclosed an additional copy for your review.

In addition to the above, during a recent field meeting with Rob Maggard, at which time we discussed in detail our concerns with respect to the dedicated portion of Hampton Court, we also notified Mr. Maggard that there are problems with the undedicated portion of Hampton Court which require corrective action on the part of the developer before our office will recommend dedication.

We are hopeful that the Planning Board will take our concerns under advisement so that problems do not arise at a future date when dedication of the roadway is required and if you should have any questions or concerns in the interim, please contact our office.

Very truly yours,

Richard D. McGoey, P.E.
Richard D. McGoey, P.E.,
Engineer for the Town

RDM:mlm

cc: George J. Meyers, Supervisor - w/enc.
Michael Babcock, Building Inspector - w/enc.
Fred Fayo, Highway Superintendent - w/enc.
Mark Edsall, P.E., P.B. Engineer - w/enc.
Andrew Krieger, P.B. Attorney - w/enc.

MEMORANDUM

TO: J. TAD SEAMAN, ATTORNEY FOR THE TOWN

FROM: RICHARD D. MC GOEY, P.E.,
ENGINEER FOR THE TOWN

DATE: JUNE 16, 1994

SUBJECT: HAMPTON COURT - TOWN OF NEW WINDSOR

Dear Tad:

Based on our review of the 9 June, 1994 letter from John Mayo in regard to the repairs required to Hampton Court, please be advised of the following:

Although we agree that the section of Hampton Court which is presently experiencing drainage problems was accepted for dedication be the Town of New Windsor, it is our opinion that the materials of construction, and lack of more positive type drainage, has resulted in the deterioration of the roadway surface originally constructed. Further, it is our opinion that the extension of Hampton Court, which will add additional runoff water to the existing roadside drainage system, coupled with the additional traffic from the new dwelling units, will further complicate the problem which presently persists along the shoulder of the road.

On the basis of the above, we continue to recommend that the developer provide a more positive drainage system along the existing sections of Hampton Court. The drainage system to be constructed should be capable of supporting the additional flow to be received from the extension of Hampton Court, in addition to being able to support the traffic which can be anticipated during the construction activities which will result from the construction of the new dwelling units; as well as the automobile traffic which will result after occupancy of the newly proposed homes. It may also be advisable for the Town of New Windsor to require that a performance/maintenance bond be established, which would guarantee that any further damage caused to Hampton Court by the construction activities on Hampton Court Extension be corrected by the developer.

We are hopeful that the above clarifies our position in this regard, however, if you should have any additional questions, please contact our office.

Very truly yours,

Richard D. McGoey, P.E.
Richard D. McGoey, P.E.,
Engineer for the Town

RDM:mlm

cc: George J. Meyers, Supervisor
Michael Babcock, Building Inspector
James Petro, Jr., Chairman - New Windsor Planning Board
Mark Edsall, P.E. - P.B. Engineer
Fred Fayó, Highway Superintendent

ANDREW S. KRIEGER
ATTORNEY AT LAW
219 QUASSACK AVENUE
SQUIRE SHOPPING CENTER, SUITE 3
NEW WINDSOR, NEW YORK 12553
(914) 562-2333

August 5, 1994

Norton & Christensen, Esqs.
60 Erie Street
P.O. Box 308
Goshen, New York 10924

Attn: John T. Mayo, Esq.

Re: Hampton Court Subdivision

Dear John:

In response to your letter of July 29, 1994, I cannot answer the two questions which you propose.

With respect to the first question, I suggest that the way to determine whether or not the Planning Board has imposed the requirement which you outline or whether it is just a desire of the Planning Board is to ask them at the next scheduled meeting for which this matter is on the agenda.

With respect to your question numbered 2, I have no knowledge of what statement was allegedly made by the "Town Engineer" and therefore I of course cannot comment on same. Of course, the decision on this matter rests with the Planning Board and engineers as well as attorneys are merely advisors whose advice may be accepted or rejected.

From your letter I assume that your client will not agree to the easement or repair of the swale. Perhaps this is some matter of disagreement between the owners and perhaps it represents the intention of all of the owners not to comply with these requests. In any case, I will advise the Planning Board of your client's opposition to both of these requests.

Thank you.

Very truly yours,

ANDREW S. KRIEGER

ASK:mmt

cc: Myra Mason
James Petro

cc: D. McGoey

NORTON & CHRISTENSEN

ATTORNEYS AND COUNSELLORS AT LAW

60 ERIE STREET

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GOSHEN, NEW YORK 10924

(914) 294-7949

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STANLEY J. NORTON

HENRY N. CHRISTENSEN, JR.

HAROLD M. PRESSBERG

JOHN T. MAYO
OF COUNSEL

July 29, 1994

Andrew Krieger, Esq.
219 Quassaick Avenue
New Windsor, New York 12553

Re: Drake Maggard/Calazzo to Town of New Windsor
Hampton Court Subdivision (51-1-106)

Dear Andy:

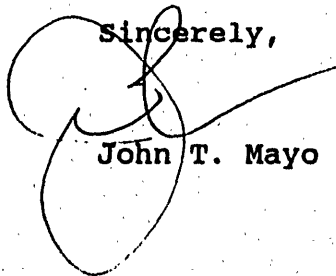
I represent Drake Maggard, one of the owners of the above property. Application has been made to obtain a subdivision of the property but there may be two outstanding questions, and I am writing you to determine the exact position of the Planning Board on these matters. They are:

1. The Planning Board has indicated that they would want the applicants to deed a 50' right-of-way to an adjacent neighbor, a Thomas Marx, located on the northwesterly side of proposed lot #4. Please advise if this is a requirement of the Board in order to obtain the subdivision approval or just a desire.

2. The Town engineer has stated that he would not sign off unless the applicant repaired a swale located on the property adjacent to that to be subdivided, which property was deeded to the Town in 1987. My position, of course, is that has nothing to do with the current application, and therefore, the application should not be held up because of this. Please advise if the application is being held up because of this.

I thank you.

Sincerely,


John T. Mayo

JTM:bs

cc: Mr. Robert Maggard
Mr. Art Tully
Alvin Goldstein, Esq.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
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24 June 1994

MEMORANDUM

TO: Myra Mason, Planning Board Secretary

FROM: Mark J. Edsall, P.E., Planning Board Engineer

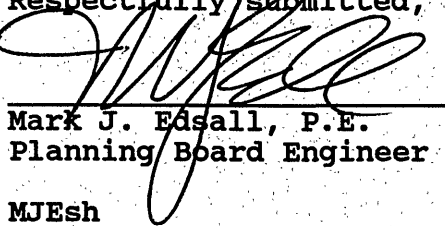
SUBJECT: HAMPTON COURT SUBDIVISION
NEW WINDSOR PLANNING BOARD NO. 91-31

With regard to your note concerning the status of the subject project, please note that it is my understanding that concerns have been raised with regard to the existing Hampton Court roadway, pursuant to a review of same by Richard McGoey and Skip Fayo.

Until such time that this issue was resolved, it appears inappropriate for the Applicant to re-appear before the Planning Board. You may wish to review Dick's files with regard to correspondence and memoranda he has issued regarding this project and contact Fred Moore of Lanc and Tully verify that he has received copies of same.

Please let me know if you need any additional assistance regarding this matter.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJesh

a:hamp.sh

MEMORANDUM FOR FILE

DATE: July 15, 1994

On this date: I received a call from P. Krueger asking about Tom Marks and the status of this application - I told him Mr. Marks was concerned with the easement to his property and also there were questions with regard to the roadway dedication and drainage.

He said he would contact Mark Edsall to find out the problems because I had referred Tom Marks to him for him to handle.

cm

PLANNING BOARD FILE NUMBER: 91-31

MEMORANDUM FOR FILE

DATE: June 21, 1994

On this date: I spoke to Fred Moore re: status
He said he would check on reviewing the plans.

He also said to check with Tad regarding
the dedication.

FW



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

MEMORANDUM

TO: TOWN OF NEW WINDSOR PLANNING BOARD
FROM: FRED FAYO, HIGHWAY SUPERINTENDENT
DATE: MAY 5, 1994
SUBJECT: ROAD INSPECTION - HAMPTON COURT (93-31)

This is to inform you that on March 22, 1994, I met with the Fred Moore from Lanc & Tully, P.C. to inspect the above roadway.

Please be aware the roadway is acceptable as it is constructed.

Very truly yours,

Fred Fay, Jr.,
Highway Superintendent

FF:mlm

cc: Mark Edsall, P.E. - P.B. Engineer
Fred Moore - Lanc & Tully

Mr. Andrew Herina
1 Hampton Court
Rock Tavern, NY 12575

Town of New Windsor
Planning Board

ATTN: Mr. James Petros, Chairman

Dear Mr. Petros:

This letter is in reference to the preliminary approval of four (4) other homes being considered for construction on Hampton Court. The existing homes in this subdivision have had serious septic and drain-off problems, which were not rectified by current builders Jerry Casiao and Jock Maggard, who have applied to construct four to five (4-5) more dwellings in same subdivision.

In light of the fact that these problems still exist, we feel that until the problem is corrected, we are against any further construction at this present time.

We request a public hearing in order to express our views to clear this matter up. Your immediate attention and/or response would be most appreciated.

Sincerely,

Andrew Herina
Carl Kelly
Louis A. Contini

Andrew Herina
Carl Kelly
Louis A. Contini

cc: Dept. of Health

RECEIVED APR 12 1994 @

RESULTS OF P.B. MEETING

DATE: December 8, 1993

PROJECT NAME: Hampton Ct. Sub. PROJECT NUMBER 91-31

LEAD AGENCY: * NEGATIVE DEC:

M) S) VOTE: A N * M) S) VOTE: A N

CARRIED: YES NO * CARRIED: YES: NO

PUBLIC HEARING: M) S) VOTE: A N

WAIVED: YES NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) S) VOTE: A N APPR. CONDITIONALLY: 12-8-93

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Cost estimate was submitted to Mark E.
no further subdivision

Sub. To P.B. Eng Comments of 12/8/93 + no further
Sub of Lot 4

December 8, 1993

3

REGULAR ITEMS:

HAMPTON COURT SUBDIVISION (91-31) ROCK TAVERN

Art Tully of Lanc & Tully appeared before the board for this proposal.

MR. TULLY: My name is art Tully, good evening everybody. We were here in October. We received a letter from the Town Engineer with comments, we've amended our plans and revised them in accordance with the engineer's comments. We forwarded information to the Town Attorney regarding the offers of dedication for the road and plans have been forwarded to the Town Highway Superintendent. I believe at this time, all of the issues and concerns that have been raised by your consultants and your Town officials have been addressed and we request that you consider granting final subdivision approval for the project.

MR. PETRO: Applicant would have to submit public cost improvement estimate.

MR. TULLY: We have been, we've done that, I don't know if Mark's had a chance to read it but we've submitted one to the office.

MR. VAN LEEUWEN: What's going to happen to the large parcel number 4? You tied that in with lot number 3?

MR. TULLY: It's all part of lot number 4, that area Hank is relatively low lying and wet, we found that it wasn't very buildable so what we did is we eliminated the home proposed there and consolidated into one lot, that being lot number 4, it's almost five acres in size.

MR. PETRO: We have municipal fire approved on 12/8/93.

MR. VAN LEEUWEN: Would you agree to no more subdivision?

MR. TULLY: Yes. The only caveat I'd add to that Mr. Van Leeuwen is that in lot number 4 in the left-hand side as you look at that map there is a 50 foot strip

December 8, 1993

4

of land which upon recommendation of the Town Engineer, the owner of this project is negotiating with the present owner of the Berton property to provide them with access into that property. There may in the future be a conveyance of the 50 foot strip to that owner but it would not be for building lot purposes, strictly for providing access.

MR. VAN LEEUWEN: I was going to ask you about that.

MR. TULLY: We've indicated that on the map, two property owners are talking about that situation and hopefully by the time the maps are ready to be filed, that will be resolved.

MR. VAN LEEUWEN: Where are--

MR. TULLY: With the easement, we've situated the house so that it meets all the yard requirements and setbacks so that the lot will still be a conforming lot.

MR. VAN LEEUWEN: I see, you have 45 feet.

MR. PETRO: Mark, do you have any additional comments to what you have written down here? Any reason why we should not proceed with this?

MR. EDSALL: Comment 2 just outlines some of the items that should be conditions of approval and those are basically procedural.

MR. PETRO: Conditions of approval we want to be subject to.

MR. EDSALL: If you are going to consider the requirement of no further subdivision other than the conveyance of the future right-of-way, we'd just add that to the list.

MR. VAN LEEUWEN: One thing I'd like to add to it, okay, when the first four lots were put in, the septic systems were approved behind the house and they moved them to the front. I would like some kind of a reference or when they are put in, our Town Engineer look at them to make sure they are in the right place.

December 8, 1993

5

You give us a lot of guarantee that they are.

MR. TULLY: I think that being a condition of the approval.

MR. VAN LEEUWEN: You know as well as do I, not the first lot we took care of his, okay, the second lot going in on the left-hand side, second, third and fourth lot all have a problem, all the septic systems were approved to be put in the back. They were all moved to the front and every one of them I have been there when it's raw sewage going right down the street, black water is running right down the street and I realize there's nothing we can make you do about it. There's nothing we can do, the homeowner's have to fix it themselves but I want to make sure that these septic systems are going with the purchase.

MR. TULLY: We were not involved with that previous subdivision but there's a problem there that we observed ourselves. Just want to point out that these septic systems on these lots are different type of design, they are more of a raised bed area and they have to be where they are shown on the plan in order to make the grading of the lots work. And I don't have any problem that being a condition of the final approval.

MR. EDSALL: As a matter of fact, Hank, there's a note on the plan that requires that they inspect the system during installation and certify it to the Town that it's been installed in accordance with this design so I think you have covered it well, that the Town intends to have it done right on these.

MR. VAN LEEUWEN: There have been so many problems in here, if they put the septic systems where they were supposed to go, there wouldn't be a problem but they didn't, they just moved them to the front and now it all got is passed and let go, I have no idea, he wasn't there but there's a big problem there.

MR. PETRO: Any other comments from the board members?

MR. LANDER: I think we've seen this enough, Mr.

December 8, 1993

6

Chairman.

MR. VAN LEEUWEN: I'll make a motion to approve.

MR. PETRO: Also the subject to being there's a couple lengthy ones, maybe we'll just make it subject to the Planning Board engineer's comments on the night of December 8, 1993.

MR. EDSALL: You also want in the no further subdivision, is that a requirement?

MR. VAN LEEUWEN: Absolutely on lot 4.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board give final approval to Hampton Court subdivision on Route 207 subject to lot 4 not being subdivided again and also the comments here in on page 1 of Mark Edsall's comments dated 12/8/1993. And Art, you can go over them with Mark before.

MR. TULLY: No subdivision refers to no creation of additional building lots?

MR. PETRO: Breaking up lot number 4.

MR. TULLY: 50 foot strip can't come off.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

CONSTRUCTION COST ESTIMATE FOR PUBLIC IMPROVEMENTS

Project: HAMPTON COURT EXTENSIONPrepared on: 12/8/93Location: HAMPTON ST. - TURN OFF NEW WINNERS

Reduced on:

Description	Type	Qty. Req'd.	Qty. Installed to Date	Unit Price	Total Price	Price Installed to Date
1. Streets	50' R.O.W.					
a) clear, grub, grade, subbase		350'		16"	5600"	
b) foundation course	15" APPROVED GRADE 42" WIDE	350'		39"	13650"	
c) base course	3" PORTLAND CEMENT 24" WIDE	350'		25"	8750"	
d) binder course						
e) surface course	DOUBLE SURFACE TREATED	350'		13"	4550"	
f) curb						
g) sidewalk						
h) entrances to existing roads						
i) driveway aprons						
j) temporary turnarounds						
k) miscellaneous						
					32550"	
PRICE INSTALLED TO DATE						
MAINTENANCE BOND (Subtotal)	Less 10% of price installed to date					-
Amount Remaining: \$			SUB TOTAL:	\$32550"		

Totals:	TOTAL PRICE	PRICE INSTALLED TO DATE
I Streets	32550	
II Storm Drainage	_____	
III Water Supply	_____	
IV Sanitary Sewer	_____	
V Accessory	_____	
TOTAL	32550	

Note: Unit Prices are those estimated for year 1943.

INSTALLATION FEES (4%) = \$1302.00

**PREVIOUS
DOCUMENTS
IN POOR
ORIGINAL
CONDITION**

"Public Hearing Continuation"

RESULTS OF P.B. MEETING

DATE: October 27, 1993

PROJECT NAME: Hampton Ct. Subdivision PROJECT NUMBER 91-31

LEAD AGENCY:

* NEGATIVE DEC:

M) S) VOTE: A N

* M) S S) L VOTE: A 3 N 0

CARRIED: YES NO

* CARRIED: YES: ✓ NO

PUBLIC HEARING: M) S S) L VOTE: A 3 N 0 To Close P.H.

WAIVED: YES NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

(APPROVAL: Preliminary)

M) S S) L VOTE: A 3 N 0 APPROVED: Prelim.

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Note on map limiting to 3 Bedroom Homes

Skip must write off on Road

"No Public" Present

Houses must be numbered w/ B. Rodgers



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: HAMPTON COURT (MAGGARD) SUBDIVISION
PROJECT LOCATION: HAMPTON COURT/NYS ROUTE 207
SECTION 51-BLOCK 1-LOT 106
PROJECT NUMBER: 91-31
DATE: 27 OCTOBER 1993
DESCRIPTION: THIS APPLICATION INVOLVES THE RE-SUBDIVISION OF THE "BALANCE" PARCEL OF THE FORMER MANNONI/CAIAZZO SUBDIVISION. THE PROJECT WAS MOST RECENTLY REVIEWED AT THE 8 JANUARY 1992 AND 23 JUNE 1993 PLANNING BOARD MEETINGS. AT THE LATTER MEETING, A PUBLIC HEARING WAS OPENED AND ADJOURNED FOR CONTINUATION AT THIS MEETING.

1. The Board should be aware that, on 18 October 1993 I observed soils testing at the subject site with respect to the four (4) proposed lots. Based on my observations, it is my opinion that the sanitary designs, as proposed on the submitted plans, are appropriate for the soil conditions encountered. The Applicant has taken an affirmative approach to the designs, which are conservative in nature, to avoid potential failures, which have been noted on other systems in the area.

With regard to the details on Sheet 2 of the subdivision plans, I have several minor comments which should be addressed on the final plans. These are as follows:

- a. The fill section should have the title modified to clearly indicate that the proposed systems are "shallow absorption trench systems" as referenced under Appendix 75-A of the Public Health Law.
- b. The detail should clearly indicate that the 2' separation applies to both bedrock and groundwater.
- c. It should be noted that the sanitary systems limit the residential construction to three bedroom capacity. It may be beneficial to provide an explicit note in this regard.

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

-2-

PROJECT NAME: HAMPTON COURT (MAGGARD) SUBDIVISION
PROJECT LOCATION: HAMPTON COURT/NYS ROUTE 207
SECTION 51-BLOCK 1-LOT 106
PROJECT NUMBER: 91-31
DATE: 27 OCTOBER 1993

- d. The notes on Sheet 2 of the drawings reference certifications being provided to the Orange County Department of Health and Town Code Enforcement Officer. Although I understand the need for certification to the Town (same is required by the Town procedures prior to Certificate of Occupancy), I question the need for forwarding of these certifications to the County Health Department.
2. The Board should note that the Applicant has provided for a future right-of-way along the southerly property line of Lot 4. Although I believe this is an excellent planning provision, the Applicant should understand that the house on Lot 4 must maintain a front yard setback from the limit of this future right-of-way. A slight adjustment of the house location appears in order. The required setback should be referenced on the plan.
3. As part of the final offer of dedication for the roadway and the acceptance of the road as constructed for the current subdivision, some documentation should be on file that the Highway Superintendent has accepted the as-constructed condition of the extended roadway.
4. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
5. The Applicant should coordinate with the Fire Inspector's office with regard to the Town policy and procedures for the Emergency 911 Program.
6. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:HAMPTON2.mk

October 27, 1993

3

PUBLIC HEARING - HAMPTON COURT SUBDIVISION (91-31) RT.
207 IN ROCK TAVERN (CONTINUATION)

John Lanc of Lanc & Tully appeared before the board for this proposal.

MR. PETRO: Continuation of a public hearing. The reason for this continuation is that because of all the notitices didn't go out at one time. Is that the one?

MR. KRIEGER: Yes, I believe so.

MR. PETRO: Is that the reason for the continuation, sir?

MR. LANC: I believe there was some minor items to be taken care of on the plan.

MR. PETRO: And we just kept it open. Mr. Lanc, proceed.

MR. LANC: Between the last meeting and this meeting, we've revised the plan and we've also made site inspection with Mr. Edsall's office, I believe that he was satisfied with the results of the testing, tests came out better than our on tests we did some time ago. We've revised the plan and we've submitted the revised plans to Mr. Edsall. I've received copy of his comments, which I've reviewed. I have no problem with any of the comments and we'll take care of his comments, several minor comments which should be addressed on the final plans. I would like to ask the board if possible for preliminary approval at this time.

MR. PETRO: Mark, you have been out there? I'm reading your letter now and the reason we set this up number one because there was so many failures of the percs in that other system around this area, is that correct?

MR. EDSALL: Yes and the engineers for this application took special efforts to protect the systems from what appears to be some ground water tables on a seasonal basis, what they are proposing are shallow absorption trench systems which is a new layout and under appendix

9/93

October 27, 1993

4

75A, relatively newer and it's my belief that the systems are much more appropriately designed than possibly some of the other ones on the first phase may have been.

MR. SCHIEFER: These shallow systems, are they the above ground or partial or what?

MR. EDSALL: What you do is take a portion of a trench and it goes in the existing soils and you bring fill in over top of the system so it's a more or less a mix. It's partially in the ground and you bring in fill.

MR. SCHIEFER: Half and half.

MR. LANC: In addition to that where we have percs at the last inspection that was done about 9 days ago, we already went through the heavy rains, our percs were around ten minutes. Our design is for 60 minutes.

MR. EDSALL: What they've done is they've effectively taken the worse results in the system area and are designing the system based on that rather than an average and as well they are putting in a curtain drain to ensure that any surface water, your water running below the surface is directed away from the system. I believe they've taken care to properly design the system.

MR. PETRO: Homes that are to be built on the parcels are three bedroom homes?

MR. LANC: Limited to three bedroom homes, yes.

MR. PETRO: Put a note on the map, be explicit on that.

MR. LANC: Yes.

MR. PETRO: We need some documentation on file for the Highway Superintendent for the roadway when the acceptance of the road is constructed for the current subdivision, how do you want to handle that, Mark?

MR. EDSALL: That is just a matter of having Skip write off on the acceptance of the portion of the road that

I'm not sure that he had inspected initially. I talked to Art actual about contacting Skip and as a fallback procedure to core maybe four locations as verification of the pavement thickness and sub-base material. I'm not quite sure if Skip requested that or not. My comments are more geared toward getting a final plan prepared.

MR. PETRO: Not for preliminary.

MR. EDSALL: He did, they are in real good shape for preliminary and if they address these comments, I'm not aware of any problems before final.

MR. PETRO: This is also going on for public hearing continuation of a public hearing. What I am going to do is open it up for a public hearing and then what we'll do is come back to the board for further comments. Is that okay with everyone here? At this time, I'll open it up to the public, if there's anyone here who would like to speak? On January 14, addressed envelopes with the certified list had been sent out and we have a sworn to me this day and this notary public Deborah Green. So indeed, the letters did go out. Is there anyone in the audience who would like to speak on behalf of this application? If not, I'd entertain a motion to close the public hearing.

MR. SCHIEFER: So moved.

MR. LANDER: Second it.

MR. PETRO: Moved and seconded that the New Windsor Planning Board close the public hearing on the Hampton Court Subdivision. Roll call.

ROLL CALL

MR. LANDER	AYE
MR. SCHIEFER	AYE
MR. PETRO	AYE

MR. SCHIEFER: At this time, I'd like to move back to the board and do we have any other comments at this time? They are here for preliminary approval, it

October 27, 1993

6

should be noted that the fire inspector's office with regard to the Town policy of the 911 program you're going to have to number houses and I guess the streets are already named, Mark, it's Hampton Court?

MR. EDSALL: I want to make sure that they coordinate the numbering at this point.

MR. LANC: Yes, we will.

MR. PETRO: We don't need that for preliminary.

MR. EDSALL: The only thing you should look at closing out is the SEQRA.

MR. SCHIEFER: Based on what I saw, I'd recommend a negative dec. We should take lead agency.

MR. EDSALL: You did lead agency in January.

MR. SCHIEFER: Motion we require negative dec.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec on the Hampton Court Subdivision. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. SCHIEFER	AYE
MR. PETRO	AYE

MR. PETRO: Lead agency had been taken on 1/8/92 for the minutes. Well, separations from the systems, everthing's in order on the plan. I didn't go into detail on it.

MR. EDSALL: From what I can see, they have based on the topo, they've met all the requirements.

MR. SCHIEFER: What we're being looking for is preliminary approval, right, Mark?

9/93

October 27, 1993

7

MR. EDSALL: Yes.

MR. LANDER: I have no problem with this.

MR. SCHIEFER: Then I'll make a motion that we give this site plan for Hampton Court preliminary approval.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant preliminary approval to Hamilton Court Subdivision. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. SCHIEFER	AYE
MR. PETRO	AYE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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20 October 1993

MEMORANDUM FOR RECORD

SUBJECT: MAGGARD (HAMPTON COURT) SUBDIVISION
NEW WINDSOR PLANNING BOARD NO. 91-31
FIELD/SOILS REVIEW 18 OCTOBER 1993

Pursuant to the request of the Town Planning Board and subsequent scheduling with Fred Moore of Lanc & Tully Engineering, on the afternoon of 18 October 1993 I visited the subject site to observe deep test holes and percolation tests in progress with regard to the subject project. Due to a significant occurrence of failures of sanitary systems in the area, the Planning Board was concerned with regard to verification of conditions for this next phase of this subdivision.

At the time of my visit, five (5) deep test pits had been excavated on the four (4) proposed lots (one each lot, with two for Lot 4). As well, one (1) percolation test hole had been dug on each of the four lots, near the deep test location. It should be noted that these field tests are additional tests beyond those originally done by Lanc & Tully Engineering, as part of the subdivision of the property.

Lanc & Tully is to verify the information on the plans as part of the follow-up soils tests; however, as part of my review, it became apparent that the soils conditions are fairly uniform for the four lots. Generally, the soils being experienced are a humous overburden for the first 12-16 inches, with the soils from that point downward being a clayey loam, with some sand and gravel. Of concern is an observed mottling of the soils at a level of approximately 16-24 inches throughout each of the lots. This appears to indicate a seasonal perching of the water table which may be the cause of the sanitary system failures being experienced in the area. Groundwater intrusion into the deep tests was between 48 inches and 54 inches for the various test pits. Standing groundwater was observed at 6-7 feet for the individual holes.

20 October 1993

MEMORANDUM FOR RECORD

-2-

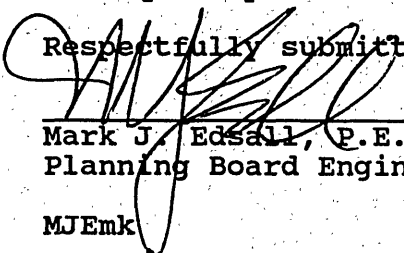
Percolation testing was in progress at the time of my visit. Fred Moore indicates that each of the test pits had been "presoaked" during the morning, prior to these tests. Percolation tests for the various lots ranged from 7 to 10 minutes, which is surprisingly good for these soils. Fred Moore indicates that the design basis for the lots, as currently proposed, is a 60 minutes percolation rate, which will result in a significant "safety factor" for these designs.

Based on the above observations, we agreed that these sites may be appropriate for the use of shallow absorption systems, with curtain drains being provided surrounding the system. Details are to be provided on the subdivision plans in this regard. Of concern for this configuration are the following items:

1. Permitted spacing between bottom of trench of shallow systems, to high seasonal groundwater, based on latest State Standards.
2. Ability to daylight the curtain drains, given the near flat condition across the various lots.

The above information and concerns are to be addressed on the subsequent plans submitted for Town review.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

cc: NWPB File 91-31

A:10-20-2E.mk



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

24 august 1993

MEMORANDUM FOR RECORD

SUBJECT: HAMPTON (MAGGARD) SUBDIVISION
NEW WINDSOR P.B. NO. 91-31
MHE JOB NO. 87-56

On 24 August 1993 I met with Art Tully and Fred Moore at the offices of Lanc & Tully to review the subject project, as per their request. We reviewed the soil conditions being encountered for the proposed subdivision lots and the possibility of utilizing shallow trench absorption systems for at least two of the systems. I indicated no objection to their submittal of these units, advising them that the Town will review any systems not considered alternative (which require OCDOH review). In line with same, they will depict both type systems on the subdivision plans and will indicate that conventional type systems could be built as shallow systems only with subsequent approval from the Town Building Inspector during the permit process. They also indicated that curtain drains would be required for each system and that a note will be included indicating that these curtain drains are a mandatory component of the disposal system.

With regard to proper spacing of the sanitary and wells, concern was noted regarding the "tight" spacing between the existing sanitary system and the proposed well of lot 1. It was recommended that the lot 1 well be shifted to afford greater spacing.

We also discussed the review of the "extended" town road as previously constructed. Lanc & Tully will coordinate the taking of four (4) cores of the roadway to verify pavement thickness and subbase material and thickness. I will review same with Skip Fayo, Town Highway Superintendent.

Lanc & Tully is to pursue the procedural issues of the abandonment of the part-circles of the non-constructed but depicted cul-de-sac. Fred Moore is to contact J. Tad Seaman in this regard.

24 August 1993

-2-

The potential development of the 7+ acre parcel to the west of the Maggard property was discussed. Apparently there is some interest at this time for a subdivision of this property. Alternatives regarding lot count, County submittal, Town versus private roads, etc. were discussed. It was suggested that they have Maggard contact the property owner for the development of a 50' right-of-way for their use for access to the property. It was suggested that this issue be resolved before the final approval of the Maggard subdivision, possibly coordinated with a sketch submittal plan for the adjoining property subdivision. Obviously, the adjoining property owner does have frontage onto State highway 207; therefore, they do have the opportunity to develop access from the State highway in lieu of the access off the Maggard subdivision roadway.

Respectfully submitted,

Mark J. Edsall

Mark J. Edsall, P.E.
Planning Board Engineer

MJEss

cc: James Petro, Planning Board Chairman

a:hampton.ss

" Public Hearing "

RESULTS OF P.B. MEETING

DATE: August 11, 1993

PROJECT NAME: Hampton Ct. Sub. PROJECT NUMBER 91-31

LEAD AGENCY:

* NEGATIVE DEC:

M)___ S)___ VOTE:A___ N___

* M)___ S)___ VOTE:A___ N___

CARRIED: YES___ NO___

* CARRIED: YES:___ NO___

PUBLIC HEARING: M)___ S)___ VOTE:A___ N___

*Adjourned 5 days
0 days* WAIVED: YES___ NO___

SEND TO OR. CO. PLANNING: M)___ S)___ VOTE:A___ N___ YES___ NO___

SEND TO DEPT. OF TRANSPORT: M)___ S)___ VOTE:A___ N___ YES___ NO___

DISAPP: REFER TO Z.B.A.: M)___ S)___ VOTE:A___ N___ YES___ NO___

RETURN TO WORK SHOP: YES ☒ NO___

APPROVAL:

M)___ S)___ VOTE:A___ N___ APPROVED:___

M)___ S)___ VOTE:A___ N___ APPR. CONDITIONALLY:___

NEED NEW PLANS: YES___ NO___

DISCUSSION/APPROVAL CONDITIONS:___

Map must be updated and return to
work shop.

soil + perc tests must be done



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: HAMPTON COURT SUBDIVISION
PROJECT LOCATION: HAMPTON COURT/NYS ROUTE 207
SECTION 51 - BLOCK 1 - LOT 106
PROJECT NUMBER: 91-31
DATE: 11 AUGUST 1993
DESCRIPTION: THE APPLICATION INVOLVES THE RE-SUBDIVISION OF THE "BALANCE" PARCEL OF THE FORMER MANNONI/CAIAZZO SUBDIVISION. THE PROJECT WAS PREVIOUSLY REVIEWED BY THE PLANNING BOARD AT THE 8 JANUARY 1992 AND 23 JUNE 1993 PLANNING BOARD MEETINGS. THE APPLICANT IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.

1. I have not received new plans for the project for this Public Hearing. As such, my previous concerns noted in my 23 June 1993 review comments remain. Generally, these involve the following:
 - a. Proper delineation of former road dedication versus new proposed dedication.
 - b. Review of "as-constructed" roadway by town representatives.
 - c. Proper abandonment of first subdivision's cul-de-sac.
 - d. Failures of sanitary systems for lots of initial subdivision and actual locations of same.
 - e. Field review of percolation tests and deep tests for proposed sanitary areas.
 - f. Evaluation for potential federal wetlands.

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: HAMPTON COURT SUBDIVISION
PROJECT LOCATION: HAMPTON COURT/NYS ROUTE 207
SECTION 51 - BLOCK 1 - LOT 106
PROJECT NUMBER: 91-31
DATE: 11 AUGUST 1993

-2-

2. The Board should consider the need to address the above issues before considering a motion for preliminary approval.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEss

A:hampton.ss

PUBLIC HEARING: HAMPTON COURT SUBDIVISION (91-31)

John O'Rourke from Lanc and Tully appeared before the Board representing this proposal.

BY MR. O'ROURKE: My name is John O'Rourke from Lanc and Tully. I'm here representing the applicant. It's a minor four lot subdivision off Hampton Court. I don't know if you want me to put the map up or not. Probably wouldn't hurt. We have been before the Board several times before.

BY MR. PETRO: Just if there is anyone here for this public hearing, we are going to review it as a Board and then open it up to the public.

BY MR. O'ROURKE: I believe you were here last time. What it is is a four lot minor subdivision on the back of Hampton Court. The road is already installed. Basically it's a matter of putting the lots over here, leaving the front parcel empty for the time. What we need to do is dedication from earlier subdivision has to be dedicated back to these two homeowners and new dedication prepared for this section here. If you have any questions or any other --

BY MR. LANDER: Has any of the road work been inspected by the town?

BY MR. O'ROURKE: I don't believe so.

BY MR. PETRO: We have fire approved on 6/16/93. That is the only approval I have. I don't have anything from highway.

BY MR. VAN LEEUWEN; Town has taken over this existing road, hasn't it?

BY MR. BABCOCK: Yes, there is a little discrepancy. It's been dedicated but the problem, what it was is the dedication does not match what is there.

BY MR. SCHIEFER; Is that why we have two cul-de-sacs?

BY MR. BABCOCK: Yes, that is why you see that. Maybe Mark can explain a little bit better.

BY MR. EDSALL: As is noted in my comment 1B, there

has to be a review made of the as constructed road by town representatives. Obviously Skip Fayo has to go out and either myself or Dick McGoey and there has to be evaluation made of what is constructed but not necessarily what is part of the original subdivision, there is more road than what was originally approved, but that can be resolved as part of the extension of the road.

BY MR. LANDER: That is a new one.

BY MR. EDSALL: We don't know how much pavement is there. That is obviously sub-base, but it's a question of the length.

BY MR. LANDER: How long has it been down?

BY MR. EDSALL: Several years for sure.

BY MR. VAN LEEUWEN: It's been there at least four or five years.

BY MR. O'ROURKE: '88.

BY MR. SCHIEFER: It has to be there to give lots two and three frontage.

BY MR. VAN LEEUWEN: He's extending the road.

BY MR. O'ROURKE: The road as it exists now goes through here.

BY MR. SCHIEFER: You do have frontage on these two lots?

BY MR. O'ROURKE: Yes, the original subdivision showed that as access, so this is all actually all built and constructed.

BY MR. VAN LEEUWEN: This is not constructed.

BY MR. O'ROURKE: Just the roadway itself is constructed. Four houses are existing there now.

BY MR. LANDER: Because they have legal frontage.

BY MR. VAN LEEUWEN: And they are looking for four more lots.

BY MR. PETRO: John, let's go over D on Mark's

comments. Failures of sanitary systems for lots of initial subdivision and actual location of same. Are these actual locations on this map?

BY MR. O'ROURKE: To the best of our knowledge, yes, we have compared with the as built we have received from the town and we had the surveyors out there who located the wells. At the time these were not the septic systems. You couldn't see at the time, one septic of concern was this house, lot number four over here which we have located, which is 200 feet from where the proposed well is going to be. This new lot subdivision --

BY MR. PETRO: Mark, proper distance between the well and septic as you see them now?

BY MR. EDSALL: The biggest problem we have is of the original subdivision. Many of the sanitary systems were moved from the approved location. Our concern is that we have very accurate information.

BY MR. PETRO: You have the as built for them?

BY MR. O'ROURKE: Yes, the one that is concerned, the closest one, we were there today. You can actually see where the septic system is because that is basically where the grass is green and it is located where it is shown here on the other side.

BY MR. PETRO: On the map it says approximate, is that where it is or it isn't?

BY MR. O'ROURKE: That is where it is.

BY MR. PETRO: Is there a technical reason for using the word approximate?

BY MR. O'ROURKE: It just hasn't been taken off the plan.

BY MR. EDSALL: It will be for next time.

BY MR. O'ROURKE: Yes.

BY MR. VAN LEEUWEN: When whoever does the perk test that our engineer supervise the perk test, that is the best way to cover our tracks and then we have to make sure that the, when this is built, you see the trouble is what happens is the developer sells the

lots and the guy that goes in there that is what happens, he says one, two, three, four lots, the builder goes in there and he puts the septic systems wherever he wants to put it. He doesn't pay attention to the map.

BY MR. BABCOCK: Basically, we pay attention to the map. The problem is when this project today, right now we make the septic designs right on the subdivision maps. In 1988, that wasn't the case. What they did is they put a buildable septic area location on the plan and before building permit was issued, they get an engineer to design it and then they bring in that to me to get a building permit. I have got engineer's design. I have got engineer's statements. I have got the engineer's signoff on it on each one of those houses. What they did is they put it in the front, it didn't matter to me where it went because I was asking for an engineer's design which they did get. Today they are in the back, that is the map that is what they are going to have to get the sewer permit on and it won't be that confusing today.

BY MR. PETRO: So Mark, you haven't done any of the percolation tests or you haven't witnessed any of these?

BY MR. EDSALL: Basically, these comments are I believe there is no new plan.

BY MR. PETRO: Potential for this being on federal wetlands, do you have --

BY MR. O'ROURKE: I do have some photocopies of the federal wetlands map which indicates there are no federal wetlands here. We looked at the soils to see if they are hydric, the soils over here have the potential to be hydric which the soils over here are nonhydric and it is not listed on the map.

BY MR. PETRO: Okay, any further comments from the Board members? If not, I'm going to open it up to the public. Any further comments at this time, because we will come back to it after the public hearing. On July 17, 1993, 14 addressed envelopes containing attached notice of public hearing did indeed go out, sworn to before me this 16th day of July 1993, Deborah Green, Notary Public, and they have indeed gone out. Anyone here tonight who would

like to speak on behalf of this application? Please come forward and give your name and address and any comments, please. Anyone here? Okay, if not, I'm not going to close the public hearing at this time.

BY MR. VAN LEEUWEN: I'm going to make a motion that we adjourn the public hearing.

BY MR. DUBALDI: Seconded.

BY MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board adjourn the public hearing for Hampton Court subdivision.

BY MR. KRIEGER: Is that adjourned without date?

BY MR. VAN LEEUWEN: Right, adjourned without date.

BY MR. PETRO: We are going to open this up again once the applicant has received preliminary approval. At that time it will be opened again to continue public hearing.

ROLL CALL:

MR. SCHIEFER; Aye.

MR. LANDER: Aye.

MR. DUBALDI: Aye.

MR. VAN LEEUWEN: Aye.

MR. PETRO: AYE.

BY MR. PETRO: At this time open it back up to the Board. We can continue. Is there any further comments for the application?

BY MR. LANDER: What are we going to do with lot number four here? Is there a reason for this lot?

BY MR. VAN LEEUWEN: It's all wet in there. This whole front section is completely wet.

BY MR. LANDER: Thank you, John.

BY MR. O'ROURKE: Yes, there are some concerns with

the wetlands and soils in through this region. Just at this time we decided not to pursue that, but his answer was fine.

BY MR. PETRO: I think you have to get more revised maps, come back to a workshop and get scheduled again so the planning board engineer can review it, because these comments are based on I think the map that you haven't seen presently, this map.

BY MR. EDSALL: To my knowledge there is no new map.

BY MR. O'ROURKE: No, there is no new map, that is right.

BY MR. EDSALL: I believe they should start scheduling soils investigations and move forward.

BY MR. DUBALDI: Any wetlands currently around the site, adjacent to the site now?

BY MR. PETRO: No New York State, but federal is up in the righthand corner.

BY MR. EDSALL: That should be located, whatever other issues.

BY MR. O'ROURKE: Do you want to deal directly with your office with scheduling the tests?

BY MR. EDSALL: Yes.

BY MR. PETRO: Yes, percolation tests and soil and make sure you get the as built for those septic systems perfect on there. I think that word approximate should be taken off.

BY MR. O'ROURKE: Okay.

BY MR. PETRO: Thank you.

91- 31

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MAJOR SUBDIVISION FEES:

APPLICATION FEE.....Pd. CK 1262.....\$ 150.00

ESCROW:

RESIDENTIAL:

4 LOTS @ 150.00 (FIRST 4 LOTS).....\$ 600.001 LOTS @ 75.00 (ANY OVER 4 LOTS).....\$ 75.00

COMMERCIAL:

____ LOTS @ 400.00 (FIRST 4 LOTS).....\$ _____

____ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$ _____

CK 1264
TOTAL ESCROW DUE....\$ 675.00

APPROVAL FEES MAJOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 100.00

PRELIMINARY PLAT APPROVAL (150.00 OR 15.00/LOT).....\$ _____

FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ _____

FINAL PLAT SECTION FEE.....\$ 150.00

BULK LAND TRANSFER...(\$100.00).....\$ _____

TOTAL SUBDIVISION APPROVAL FEES.....\$ _____

RECREATION FEES:

____ LOTS @ \$1000.00 PER LOT.....\$ _____

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ _____

PLANNING BOARD ATTORNEY FEES.....\$ _____

MINUTES OF MEETINGS.....\$ _____

OTHER.....\$ _____

PERFORMANCE BOND AMOUNT.....\$ _____

5% OF ABOVE AMOUNT.....\$ _____

ESTIMATE OF PRIVATE IMPROVEMENTS: \$ _____

4% OF FIRST \$50,000.00 OF ABOVE:.....\$ _____

2% OF REMAINDER OF ABOVE:.....\$ _____

TOTAL INSPECTION FEE DUE:.....\$ _____

In the Matter of Application for Site Plan/Subdivision of

Applicant.

STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

That I am not a party to the action, am over 18 years of age and reside at 350 Bethlehem Road, New Windsor, NY 12553.

On July 17, 1993, I compared the 14 addressed envelopes containing the attached Notice of Public Hearing with the certified list provided by the Assessor regarding the above application for Site Plan/Subdivision and I find that the addressees are identical to the list received. I then mailed the envelopes in a U.S. Depository within the Town of New Windsor.

Myra L. Mason
Myra L. Mason, Secretary for
the Planning Board

16th day of July, 1993

Deborah Green
Notary Public
DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4984065
Commission Expires July 15, 1995

AFFIMAIL.PLB - DISC#1 P.B.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

July 12, 1993

Drake-Maggard, Inc.
PO Box 900
Chester, NY 10918

Re: Tax Map Parcel: 51-1-106

To Whom It May Concern:

According to our records, the attached is a list of all properties contiguous to the above referenced property.

The charge for this service is \$25.00, which you have already paid in the form of a deposit.

Sincerely,

Leslie Cook /CO

Leslie Cook
SOLE ASSESSOR

LC/cad
Attachment
cc: Myra Mason

Airport Director, NYS Dept. of Transportation ✓
Stewart International Airport
1035 First St.
New Windsor, NY 12553

Mannoni, Edith & Jean ✓
Rt. 207
Rock Tavern, NY 12575

Marks, Thomas E. ✓
73 Dubois Rd.
New Paltz, NY 12561

Herina, Andrew M. & Wanda J. ✓
1 Hampton Court
New Windsor, NY 12553

Kelly, Carl E. & Turner, Dotlin I. ✓
3 Hampton Court
New Windsor, NY 12553

Lucia, Peter & Phyllis ✓
Hampton Court
New Windsor, NY 12553

Zubalsky, George & Kathleen ✓
Route 207 Box 10A
Rock Tavern, NY 12575

Lange, Frederick J. ✓
Rt. 207
Rock Tavern, NY 12575

First Benmar ✓
799 Main St.
Dalton, MA 01226

9 above
5 officials

14 Envelopes mailed

RESULTS OF P.B. MEETING

DATE: June 23, 1993

PROJECT NAME: Hampton Ct. Subdivision PROJECT NUMBER 91-31

LEAD AGENCY:

* NEGATIVE DEC:

M) S) VOTE: A N

* M) S) VOTE: A N

CARRIED: YES NO

* CARRIED: YES: NO

PUBLIC HEARING: M) S) VOTE: A N

WAIVED: YES NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Still researching Roadway

HAMPTON COURT SUBDIVISION (91-31) HAMPTON CT.

Mr. Art Tully of Lanc & Tully appeared before the board for this proposal.

MR. TULLY: Actually we were here last before the board last year back in January, and at that time, we had some comments raised by the Town Engineer which we have attempted to address in this recent submission. The proposal just to remind the board is to construct 4 houses at the Hampton Court property which is located off of Route 207 over in the western part of the Town. The Hampton Court itself has been constructed that is one of the questions that came up during the preliminary reviews. The original subdivision had the approval for the cul-de-sac in an area here. When they did the survey work, we found that the cul-de-sac had been, could be constructed to its full length to this point here. We are in the process of researching, we weren't the engineers at the project. At this time, we're trying to find out what happened and the status of that construction as to whether or not it was accepted by the Town both the construction and right-of-way but be that as it may, the proposal is to subdivide around that existing road of four lots to be served by individual wells and septic systems. We've done boundary surveys, topographic survey and preliminary percolation tests and deep tests and those results are shown on this plan.

MR. LANDER: Has that road been inspected by the Town? Do you know?

MR. TULLY: Well, we don't know. We've contacted Dick Mc Goey, Dick at that time was active in the Town when this was done. We also contacted the highway, Skip Fayon, nobody seems to know what's going on with that road so we're still trying to research that. That was one of Mark's comments, by the way.

MR. PETRO: On item number 3, what's the problem with the sanitary systems? Do you want to go over that briefly?

MR. EDSALL: Mike can probably add some information after I get into it. Obviously I don't have any concern at this point with Art's design, it's more a type of certain kind of soils and conditions that may be encountered. Mike has indicated to me that the existing systems along the east side of the existing roadway Hampton Court not only have been altered by relocation of the sanitary systems from the locations shown on the original design in some as cases at least as well several if not all of the systems have experienced a failure or total failure. Which obviously leads me to believe that this area has a problem.

MR. PETRO: Any federal wetlands on the site?

MR. TULLY: No, not to my knowledge, we have researched it. There are some preliminary maps prepared by the U.S. Army Corps of Engineers, I'll show them to Mark.

MR. VAN LEEUWEN: When they did the perc test, did you monitor the perc tests because we did ask you to do that.

MR. EDSALL: I don't believe these lots were monitored, no. We wanted to do the new lots, yes, we've talked about that.

MR. VAN LEEUWEN: You've done the new lots?

MR. EDSALL: No, they've done some screening testing and again I'm making a recommendation on comment 4 of my comments for tonight that in fact when these design tests are done, that we be there to observe them or some other representative of the town be there to observe them.

MR. VAN LEEUWEN: Nothing against you Art but the other person that did the engineering and the surveying all these existing houses that are in here every one of them has put the septic in the wrong place. Another thing is cause I have been there when they have been pumped out, I have been there when they are digging and I talked to the people that lived there, none of these 4 houses work, none of them and that is why when it was

brought up again, that I suggested that our Town Engineer monitor the perc tests as they were taken.

MR. TULLY: Just so you know what we've done to date, because of the concerns that were raised previously we didn't want to do anything until we did our own perc tests to find out we've experienced problems ourselves with getting percolation tests. We can safely say we think we've got percolation test on two of the lots, the other two lots we're having some problems with so rather than waste Mark's time when we're going around doing exploratory testing we have done that to try and find out where the good soils are versus the bad ones. I recognize the problems that have been out there.

MR. VAN LEEUWEN: Also one thing thty did all the original systems we approved all the systems are supposed to be in the back of the house, all the systems are in the front of the house.

MR. TULLY: There's been things that have happened in the subdivision I frankly don't understand trying to catch up. I found things in the files that showed subdivisions with septic in the bank as Hank says, fill sections were placed in the front of these with engineering designs done by a totally different engineer. I don't know what review or approval any of those fill systems.

MR. VAN LEEUWEN: There was no approval by this Planning Board.

MR. TULLY: There a lot of problems with this previous subdivision, hopefully we're not going to fall in.

MR. VAN LEEUWEN: Somebody had a good shovel and a stone wall, that is what happened, I know I did a little checking, don't forget I live out there and I go by there every day and I see a backhoe.

MR. TULLY: I think the number of lots that received preliminary approval in this area was larger than the number that was shown here. I think there was two more lots we know that while there may not be a wetland Mr. Chairman we know that there's a problem in this area

with wet conditions and we are avoiding that that altogether, we found some good soils in this location here which is why we have septic. We found some good soils in this location here. We're having problems with the balance of the site but what we want to do is we'd like to move forward with the preliminary approval to see what we can do to get the rest of the area approved. As you can see the road is built, the land is there, whatever can support a number of lots is what we're going to try to do.

MR. VAN LEEUWEN: Can I ask you what kind of results you had on the perc test?

MR. TULLY: Some of them failed, there were a few failures.

MR. VAN LEEUWEN: Beyond 60 minutes?

MR. TULLY: Two and three we had some problems with.

MR. EDSALL: Sheet 2 has a table on it on the upper right side.

MR. TULLY: They are all until the half hour to 45 minute range which is nothing terrific as you all probably know.

MR. PETRO: How do you plan on correcting that?

MR. TULLY: What we might be doing and I have to talk further with Mark about it is we might come in with a final subdivision just get two lots that we know that we can get based on the existing site conditions we may have to go to the Health Department, see if we can get relief for alternative systems and these last two lots fill sections perhaps so if we can't in fact get perc tests in some of the existing, if we can't get perc tests in some of the existing soils.

MR. VAN LEEUWEN: Get together with Mark.

MR. TULLY: What we'd like to do is get to the point where we can get all the other issues resolved if we can get preliminary approval, this is the maximum

number of lots which is four that the site will yield. If we can move towards preliminary approval then we can work out the final details.

MR. PETRO: I don't want to send them a plan if we are not going to have a four lot subdivision.

MR. TULLY: This plan is a little unique that there's no construction of roads, water, sewage or drainage or anything, it's almost like lots being off an existing Town road, I don't know whether County Planning comments would be significant whether it's two or four lots, it's relatively minor. If we show them what the highest number is and let them comment on that anything less than that would be fine.

MR. EDSALL: Makes sense.

MR. TULLY: If it's appropriate, we'd ask if we can schedule a public hearing on this.

MR. PETRO: I'm not sure we need a public hearing.

MR. VAN LEEUWEN: Can I say something, I know the area and I know the people, if we don't, we're liable to run into a problem. If we do, we're going, we're going to have a problem. Before we say anything, let me talk to you guys tonight and we'll discuss it tonight.

MR. LANDER: Why not just schedule one?

MR. VAN LEEUWEN: Go ahead, make the motion.

MR. LANDER: So moved.

MR. VAN LEEUWEN: I'll second it.

MR. PETRO: The motion has been made and seconded that the New Windsor Planning Board schedule a public hearing for Hampton Court subdivision on Route 207 at the earliest convenience of the Planning Board when all the proper letters can be sent out.

MR. VAN LEEUWEN: It's going to be a tough one.

June 23, 1993

37

MR. PETRO: Thank you.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: HAMPTON COURT SUBDIVISION
PROJECT LOCATION: HAMPTON COURT/NYS ROUTE 207
SECTION 51-BLOCK 1-LOT 106
PROJECT NUMBER: 91-31
DATE: 23 JUNE 1993
DESCRIPTION: THIS APPLICATION INVOLVES THE RE-SUBDIVISION OF
THE "BALANCE" PARCEL OF THE FORMER MANNONI/CAIAZZO
SUBDIVISION. THE PROJECT WAS MOST RECENTLY
REVIEWED AT THE 8 JANUARY 1992 PLANNING BOARD
MEETING.

1. As previously noted, the bulk requirements indicated on the plan appear to comply with the current zoning requirements. As well, the lots appear to comply with requirements.

Subsequent plans should have the zoning bulk table expanded to provide individual values for the various requirements, for each lot.

2. Previously, there was concern with regard to the constructed length of the cul-de-sac roadway versus the previously proposed and dedicated length of the roadway. The Applicant's representative should "update" the Board in this regard.

Since the roadway has, in fact, been constructed of greater length than that approved, inspected and dedicated, further evaluations of the "as-constructed" roadway must be performed by the Highway Superintendent and Engineer. At that time, I recommend a review relative to roadway drainage.

The board will also note that this application proposes the abandonment of the outside areas of the cul-de-sac as part of the extension. This action requires approval from the Town Board.

3. A previous concern which was noted involves the actual location of the sanitary systems for the previously developed lots. As the Building Inspector has advised me, some of the sanitary systems were apparently relocated from that position approved by the Planning Board and, as well, some of the sanitary systems have apparently experienced failures. This aspect of the subdivision is of extreme concern. The actual location of the sanitary systems (especially former Lot 4) must be determined to maintain proper spacing to the proposed wells.

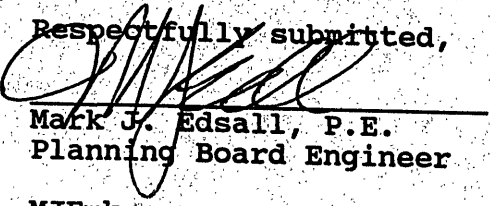
TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

-2-

PROJECT NAME: HAMPTON COURT SUBDIVISION
PROJECT LOCATION: HAMPTON COURT/NYS ROUTE 207
SECTION 51-BLOCK 1-LOT 106
PROJECT NUMBER: 91-31
DATE: 23 JUNE 1993

4. As I previously recommended, due to the problems which have been experienced in this area, I recommend that all deep tests and percolation tests be witnessed by an authorized representative of the Town of New Windsor.
5. The Applicant should perform a brief (overview) evaluation of the property to verify that no Federal wetlands exist on this parcel.
6. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.
7. Submittal of this plan/application to the Orange County Planning Department will be required.
8. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:HAMPTON.mk



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: HAMPTON COURT (MAGGARD) SUBDIVISION
PROJECT LOCATION: HAMPTON COURT/ROUTE 207
SECTION 51-BLOCK 1-LOT 106
PROJECT NUMBER: 91-31
DATE: 8 JANUARY 1992
DESCRIPTION: THE PROJECT INVOLVES THE FURTHER SUBDIVISION OF
LOT 5 OF THE MANNONI/CAIAZZO SUBDIVISION (9.6 +/-
ACRES) INTO FIVE (5) SINGLE-FAMILY RESIDENTIAL
LOTS. THE PLAN WAS REVIEWED ON A CONCEPT BASIS
ONLY.

1. The bulk requirements indicated appear correct for the R-1 Zone. A maximum development coverage value (10%) should be added to the table. The proposed lots appear to comply with the minimum bulk requirement.
2. It should be noted that the roadway length for Hampton Court shown on the plan, appears to be approximately 220' longer than the roadway approved on the subdivision plans. I have discussed same with Richard McGoeY, P.E.; he indicates that his files are not conclusive as to whether the road was formally dedicated, and at what length. It is suggested that the Applicant obtain documentation from the Town Clerk or Town Attorney with regard to the actual dedication to date.
3. I am concerned with regard to the sanitary disposal system/potable well arrangements shown on the plan. First, the indicated locations for existing sanitary systems and wells conflicts with the arrangement shown on the approved Mannoni/Caiazzo subdivision plan. It should be confirmed that the revised locations are based on design plans approved by the Town and, as well, it should be confirmed that proper spacing exists.

With regard to the proposed sanitary systems, it should be verified whether the contours shown are based on an actual field survey or are interpolated contours. This is critical, since the sanitary/well spacing is significantly effected by these contours. Upon receipt of further information regarding the site topography, as well as receipt of percolation test data and deep test observation information, I will be able to make a further review of the systems/spacing.

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

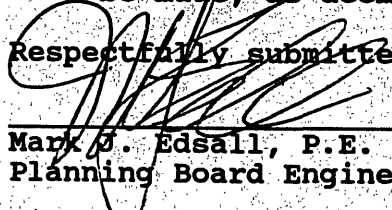
-2-

PROJECT NAME: HAMPTON COURT (MAGGARD) SUBDIVISION
PROJECT LOCATION: HAMPTON COURT/ROUTE 207
SECTION 51-BLOCK 1-LOT 106
PROJECT NUMBER: 91-31
DATE: 8 JANUARY 1992

It should also be noted that I have been advised that the existing systems on the first phase of the subdivision have had operational problems. As such, I recommend that the percolation tests and deep tests be closely monitored for the second phase.

4. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.
5. Submittal of this plan/application to the Orange County Planning Department will be required. This should be referred following submittal of the preliminary plan.
6. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:HAMPTON.mk

January 8, 1992

4

HAMPTON COURT SUBDIVISION (91-31) ROUTE 207

Mr. Fred Moore from Lanc & Tully came before the Board representing this proposal.

MR. MOORE: I'm Fred Moore and I'll be representing Lanc & Tully Engineers. Mr. Tully I cannot be here tonight and also the applicant Mr. Maggard is out of town and cannot be here. I'm going to give you a brief history of the project. It's a 5 lot subdivision proposed in the R1 zoning district of Town of Hamptonburg.

MR. VAN LEEUWEN: Town of New Windsor.

MR. MOORE: Town of New Windsor, excuse me.

MR. VAN LEEUWEN: You work in the Town of Hamptonburg, don't you?

MR. MOORE: Yes. There are 4 existing lots in the front here. They were given approval in October of 1987 I believe by this board, final approval. The lots the proposed lots rank in size from a little over one acre to lot number 9 which is approximately 4 acres.

MR. PETRO: What 4 were approved show me.

MR. VAN LEEUWEN: Right up front. As you go in from the left hand side I remember doing it.

MR. PETRO: There's homes there now?

MR. MOORE: Yes.

MR. PETRO: Okay,

MR. MOORE: I'd like to ask Mr. Edsall if there are any comments regarding the project.

MR. PETRO: Do you have anything else that you want to present to us or add or we can go to Mr. Edsall if you want.

MR. MOORE: At this point, no.

MR. LANDER: Is this an existing town road?

MR. BABCOCK: Yes.

MR. EDSALL: You've got to look at comment 2 it's not clear exactly what was dedicated.

January 8, 1992

5

MR. BABCOCK: There is a dedication of how much or what we're not quite sure of right now.

MR. LANDER: Is there a cul-de-sac on their road?

MR. BABCOCK: Yes.

MR. LANDER: Should be reflected on the map.

MR. DUBALDI: The cul-de-sac has already been built.

MR. LANDER: For these cul-de-sacs must be, it must stop where on this map?

MR. EDSALL: Maybe I can jump in, that's part of what my comments are about for item number 2.

MR. VAN LEEUWEN: It's the bottom line is the map as shown appears to reflect what was constructed which is 220 foot more than what was shown on the approved subdivision plan. It's not really clear what was dedicated if anything was finally accepted by the town. So in comment 2 I suggest that the applicant contact the Town Clerk or the Town Attorney to verify that there has been a dedication that's been completed and secondly, did they dedicate what we see on this latest map or did they dedicate what was approved on the approved plan which is 220 feet shorter.

MR. LANDER: When was this approved?

MR. EDSALL: Approval for the original approval was on March 11, 1987.

MR. MOORE: This is a copy of the approved filed map in '87.

MR. DUBALDI: Show the wet lands on lot 4 if there were wet lands back there we'd like to see the wet lands on the New Windsor map I'm sorry lot 9.

MR. EDSALL: There would be federal and state fresh water wet lands.

MR. DUBALDI: If you are going to build on their lot we need to show setbacks.

MR. LANDER: First of all we want to know whether or not this has been accepted by the Town of New Windsor or New Windsor is maintaining this right now, Hampton Court.

MR. VAN LEEUWEN: I believe it is. I can't swear to this but I think so.

MR. EDSALL: I posed the question and it's not really clear at this point if it's dedicated. I'm not sure, Skips taking

January 8, 1992

6

care of it but again they can do the leg work to come back with some correspondence for us.

MR. LANDER: They'd have to have something here.

MR. VAN LEEUWEN: I'd like to ask a question what kind of perc did you get on these lots did you perc them yet?

MR. MOORE: We've done some preliminary soil testing in much of the areas we show as proposed. We've got some possible percs in range of 20 to 30 minutes. We've also done some percs 18 inches that have also--

MR. VAN LEEUWEN: I'd like to see those notated on the map. They have to be notated on the map for us to approve it. He's got to show full design.

MR. MOORE: At preliminary stage we're prepared to show full designs and locations and perc rates, everything.

MR. PETRO: How are going to resolve this with the road. Are you going to get in touch with--

MR. EDSALL: What I suggested is that the applicant contact either the Town Clerk and or the Town Attorney and come back to this board or request that we be sent a memorandum on the status.

MR. PETRO: How much of the road is dedicated already?

MR. EDSALL: If it was dedicated meaning it was accepted by the Town Board and the highway superintendent and if it was, if it was the road that was originally proposed or if it's this 220 foot longer road--

MR. VAN LEEUWEN: That's what he's got to find out.

MR. EDSALL: If it was dedicated they'd have metes and bounds, they'd have a map and it would be filed.

MR. PETRO: That's as far as we can to with the road tonight.

MR. EDSALL: They can pursue that.

MR. PETRO: The sanitary problem here, have you read Mark's notes on the sanitary? Four homes that are there seems that the sanitary systems are not placed where they were originally put on the original site plan which gives us a couple problems we want to know that they're not encroaching on something else and number 2 also a problem with some of them working properly.

MR. VAN LEEUWEN: I'll give him my notes.

January 8, 1992

7

MR. PETRO: So we should have, we're going to need to know as far as the 4 homes that are there where exactly where the sanitary systems in relation to--

MR. VAN LEEUWEN: They're all in the front I know where they are.

MR. EDSALL: First 2 are in the back.

MR. VAN LEEUWEN: They're in the front.

MR. EDSALL: They moved it again.

MR. VAN LEEUWEN: Their sanitary system is in the front.

MR. BABCOCK: First house off 207 is in the front yard.

MR. EDSALL: We have a problem in that the first 2 are shown on the back so we've got to get a plan that's accurate.

MR. PETRO: We have a plan that's up to date almost like an as-built.

MR. MOORE: I've got as-built plans from the town I have them in the file they show what I show on the map.

MR. VAN LEEUWEN: Let me tell you something. The sanitary in the first house, I have been there. It's failed 3 times it's in the front cause I know where the pipes are.

MR. PETRO: We'll have to get that cleared up, get it properly plotted on these maps and as a note you have your wells are in the front also better check all the distances from the wells and any of the, I don't know what kind of system is there but we talked about that today laterals have to be ten feet so you better get that on the map.

MR. VAN LEEUWEN: If it's downhill of the wells uphill it has to be a hundred feet and downhill 200 feet away.

MR. BABCOCK: Maybe I can ask a question. Mark, is this going to require review of Orange County Health Department?

MR. EDSALL: No, what happens--

MR. VAN LEEUWEN: It's a 5 acre lot and it doesn't say I mean.

MR. EDSALL: What we've got if you have 5 lots with 5 acres or less requires County Health Department review. Because they're proposing 4 lots 5 acres or smaller and one larger one it doesn't constitute a realty subdivision under the subdivision law and they don't need to go to the Health

January 8, 1992

8

Department because the first 4 lots were created more than 3 years from this date prior or were filed at less 3 years ago, that doesn't click in the 3 year rule so they have avoided the Health Department.

MR. BABCOCK: We've had considerable problems with this septic systems on these 4 lots all 4 of them really so I think what we should do whatever we have to do to make sure the rest of them are, I'm not sure whether Orange County Department would witness the perc test if it was reviewed by them right.

MR. EDSALL: You have 2 choices, you can either request that someone from our office observe the perc test and the deep test or if you belief this requires the County's review refer it to the County.

MR. VAN LEEUWEN: I'd want your office to do it. I don't want to get involved in County because it takes too long for one thing it could take 8 or 7, I'd rather not get the County involved.

MR. EDSALL: If the board so desires we can review the perc and deep tests.

MR. VAN LEEUWEN: I'll make a motion to that effect.

MR. PETRO: I'm sorry I was reading this.

MR. VAN LEEUWEN: I make a motion that the or our engineering firm handle the perc test and the deep hole.

MR. PETRO: Motion on the floor.

MR. SCHIEFER: I'll second it.

MR. PETRO: Motion has been made and seconded any comments by the board members any other comments. With that, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. SCHIEFER	AYE
MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. PETRO: That takes care of the sanitary. This house on the first lot, where the big triangle is, is that lot number 9 maybe is that what that is, the setback for the back yard there set point is that going to meet requirements.

MR. EDSALL: I don't belief that's an accurate position but

January 8, 1992

9

they could shift things over. What I'd suggest what you do on the prelim plans, put a buildable envelope showing all the setbacks.

MR. PETRO: We have no way of knowing if that's not perfectly--

MR. VAN LEEUWEN: If the front of the house is 40 feet off the road.

MR. PETRO: It's such a big lot. He can shift that to the right.

MR. VAN LEEUWEN: Not always, depends where the perc is because you see one thing they've done they put the septic systems in the front probably if they put them in the back they probably would have worked but I bet you dollars to donuts the next house is in the front, am I right?

MR. BABCOCK: Excuse me I'm sorry.

MR. VAN LEEUWEN: All the septic systems are in the front of these houses.

MR. BABCOCK: Yes.

MR. VAN LEEUWEN: They are supposed to be in the back that's probably why they don't have any percs.

MR. PETRO: What kind of systems.

MR. BABCOCK: Conventional.

MR. PETRO: 220 feet of leach field.

MR. BABCOCK: Yes some are 3 and 400 feet.

MR. PETRO: Why aren't they working?

MR. VAN LEEUWEN: Looks like they're in the wrong place.

MR. BABCOCK: The last one that we had the problem with we felt that there was ground water and we've eliminated the ground water and it seems to be working right now so.

MR. EDSALL: That's the importance of verifying the deep tests.

MR. PETRO: Any other members have anything else to add seems like he has some work to do already. Anybody else have anything to add?

MR. LANDER: Where is the drainage from the road, where does it go right now, some to 207 and the rest to the rear here?

January 8, 1992

10

MR. VAN LEEUWEN: Most of it goes in that one big lot here.

MR. LANDER: Lot 9.

MR. VAN LEEUWEN: Yup.

MR. LANDER: What are we going to do with it after we can't dump it in 9 anymore.

MR. DUBALDI: The flow is going the other way, when you are dealing with 5, 6, 7 and 8.

MR. VAN LEEUWEN: If there's a culvert somewhere it's underneath the highway which they should show for this but the across the road it's deeper, they could swing the water the other way.

MR. LANDER: How's the sight distance to the left?

MR. VAN LEEUWEN: No problem, sight distance is fine on the road.

MR. PETRO: Mark, do you have anything else to add?

MR. EDSALL: Well looking at the procedural comments, I'd say you could take lead agency but you would have to advise the applicant.

MR. VAN LEEUWEN: I want to see where the septic systems are.

MR. EDSALL: You don't have to take any action because you have insufficient information to take any action other than to say you are lead agency.

MR. VAN LEEUWEN: I make a motion that the Planning Board takes the lead agency position.

MR. SCHIEFER: I'll second it.

MR. PETRO: Motion has been seconded on the floor that the New Windsor Planning Board take lead agency. Any comments from the members? We'll take a vote.

ROLL CALL

MR DUBALDI	AYE
MR. LANDER	AYE
MR. PETRO	AYE
MR. VAN LEEUWEN	AYE
MR. SCHIEFER	AYE

MR. EDSALL: We obviously can't consider any determination

January 8, 1992

11

until we get additional information that we requested.

MR. DUBALDI: Who seconded that motion?

MR. SCHIEFER: I' did.

MR. EDSALL: Planning Department obviously it's a little premature to send it to them now I'd say when the preliminary plan is prepared send it on but it will have to go to the County Planning because of it's proximity to the highway.

MR. PETRO: Okay I think that's it.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., ~~WATER~~, SEWER, ~~HIGHWAY~~

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 91-31

DATE PLAN RECEIVED: OCT 22 1993

The maps and plans for the Site Approval Hampton Ct. Sub.
Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved ✓
disapproved _____.

If disapproved, please list reason _____

Fred Taylor Jr. 11/15/93
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, ~~SEWER~~, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 91- 31

DATE PLAN RECEIVED: OCT 22 1993

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

HAMPTON COURT has been

reviewed by me and is approved _____,

disapproved _____.

If disapproved, please list reason _____

SEPTIC SYSTEMS

HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

[Signature] 11.1.93
SANITARY SUPERINTENDENT DATE

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 8 December 1993
SUBJECT: Hampton Court Subdivision

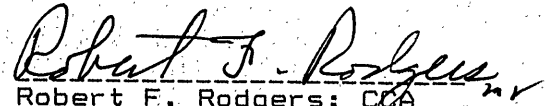
PLANNING BOARD REFERENCE NUMBER: PB-91-31
DATED: 28 November 1993

FIRE PREVENTION REFERENCE NUMBER: FPS-93-072

A review of the above referenced subject subdivision plan was conducted on 6 December 1993.

This subdivision plan is acceptable.

PLANS DATED: 24 November 1993; Revision 3.


Robert F. Rodgers; CCA
Fire Inspector

RFR:mr
Att.

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 22 October 1993
SUBJECT: Hampton Court Subdivision

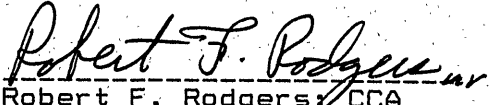
PLANNING BOARD REFERENCE NUMBER: PB-91-31
DATED: 22 October 1993

FIRE PREVENTION REFERENCE NUMBER: FPS-93-060

A review of the above referenced subject subdivision plan was conducted on 22 October 1993.

This subdivision plan is acceptable.

PLANS DATED: 19 october 1993; Revision 2.


Robert F. Rodgers, CCA
Fire Inspector

RFR:mr
Att.

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 17 June 1993

SUBJECT: Hampton Court Subdivision

PLANNING BOARD REFERENCE NUMBER: PB-91-31

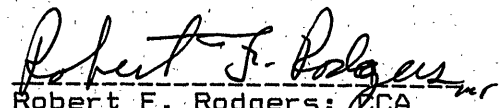
DATED: 16 June 1993

FIRE PREVENTION REFERENCE NUMBER: FPS-93-038

A review of the above referenced subject subdivision plan was conducted on 17 June 1993.

This subdivision plan is acceptable.

PLANS DATED: 14 June 1993.


Robert F. Rodgers; ECA
Fire Inspector

RFR:mr
Att.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, ~~SEWER~~, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 91-31

DATE PLAN RECEIVED: JUN 16 1993

The maps and plans for the Site Approval _____

Subdivision ✓ _____ as submitted by

_____ for the building or subdivision of

WYMPTON COURT _____ has been

reviewed by me and is approved _____,

disapproved _____.

If disapproved, please list reason N/A

SEPTIC SYSTEMS

HIGHWAY SUPERINTENDENT _____ DATE _____

WATER SUPERINTENDENT _____ DATE _____

John P. Galt 6-22-93
SANITARY SUPERINTENDENT _____ DATE _____



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ **Main Office**
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- ☐ **Branch Office**
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor

P/B # 91-31

WORK SESSION DATE: 16 June 1993

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: Not now

Not now

PROJECT NAME: Hampton Court -

PROJECT STATUS: NEW OLD x

REPRESENTATIVE PRESENT: Fred Moore

MUNIC REPS PRESENT: BLDG INSP. @ AHY
FIRE INSP. x
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- re road length. - status of insp for add'l road ← RDM skip { road drainage also
- Shorter road is actual dedication -
- T/B must abandon 1/2 circles -
- Lot 4 A/B SDS critical.
- Rec Field ck perc's & deeps
- Review Fed wetlands & respond.
- P/H

next avail agenda

12-16-91

DEC 1 1 1991

91-31
0216

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP
D.O.T., O.C.H., O.C.P., D.P.W., ~~WATER~~, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Cane & Tully for the building or subdivision of
Hampton Ct. has been
reviewed by me and is approved ☒
disapproved _____

~~If disapproved, please list reason~~

There is no town water in this area.

HIGHWAY SUPERINTENDENT

John D. D.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE _____

✓
CC:ME

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
FROM: TOWN FIRE INSPECTOR
DATE: 11 DECEMBER 1991
SUBJECT: HAMPTON COURT

PLANNING BOARD REFERENCE NUMBER: PB-91-31

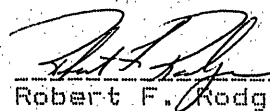
DATED: 11 DECEMBER 1991

FIRE PREVENTION REVERENCE NUMBER: FPS-91-083

A review of the above referenced subject sketch plan was
conducted on 11 December 1991.

This sketch plan is accepted.

PLAN DATED: 6 December 1991



Robert F. Rodgers; CCA

CC: M.E.

91- 31

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,
OR LOT LINE CHANGE APPROVAL

1. Name of Project Hampton Court
2. Name of Applicant Drake Maggard Phone 782-7231
Address 112 Sherwood Forest Middletown New York 10940
(Street No. & Name) (Post Office) (State) (Zip)
JN Caiazzo Const. Corp. &
3. Owner of Record Drake Maggard Phone N/A
Address 112 Sherwood Forest Middletown New York 10940
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Lanc & Tully, P.C. Phone (914) 294-3700
Address P.O. Box 687, Route 207 Goshen, New York 10924
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney Norton & Christensen, Esqs. Phone (914) 294-7949
Address P.O. Box 308, Goshen Executive Building Goshen, New York 10924
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting Arthur Tully Phone (914) 294-3700
(Name)
7. Location: On the South side of N.Y.S. Route 207
1800± feet East (Street)
(Direction)
of the intersection of Beattie Road and Route 207
(Street)
8. Acreage of Parcel 9.632± 9. Zoning District R-1
10. Tax Map Designation: Section 51 Block 1 Lot 106
11. This application is for a 5 Lot Subdivision Plan

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? No

If so, list Case No. and Name _____

13. List all contiguous holdings in the same ownership
Section N/A Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

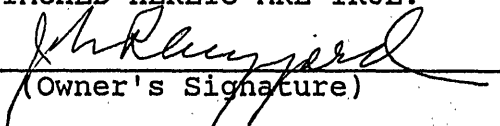
Drake Maggard being duly sworn, deposes and says that he resides at 112 Sherwood Forest, Middletown in the County of Orange and State of New York and that he is (the owner in fee) of _____

(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized Lanc & Tully, P.C. to make the foregoing application for Special Use Approval as described herein.

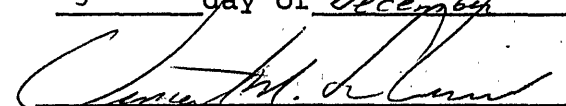
I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this


(Owner's Signature)

5th day of December 1989

(Applicant's Signature)


Notary Public

(Title)

VINCENT M. SALAMONE, JR.
Notary Public, State of New York
Qualified in Orange County
My Commission Expires Mar. 30, 1993
No. 4784554

91-31

SEQR

14-16-4 (2/87)—Text 12

PROJECT I.D. NUMBER

617.21

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR Lanc & Tully, P.C.	2. PROJECT NAME Hampton Court
3. PROJECT LOCATION: Municipality Town of New Windsor County Orange	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) On the south side of N.Y.S. Route 207, 1800± feet east of the intersection of Beattie Road and Route 207.	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Project involves the subdivision of approximately 9.632± acres of land into 5 single family lots with individual wells and sewage disposal systems.	
7. AMOUNT OF LAND AFFECTED: Initially 9.632± acres Ultimately 9.632± acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals Orange County Department of Health - sanitary facilities	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: Lanc & Tully, P.C.	Date: 12/6/91
Signature: <i>Arthur K. Tully</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly: 	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

_____ Name of Lead Agency	
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from responsible officer)
_____ Date	

DEC 1 1 1991

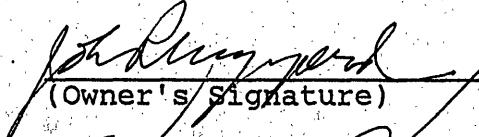
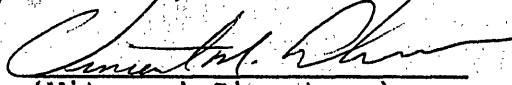
91- 31

PROXY STATEMENT
for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

Drake Maggard, deposes and says that he
resides at 112 Sherwood Forest, Middletown, New York 10940
(Owner's Address)
in the County of Orange
and State of New York
and that he is the owner in fee of Parcel #51-1-106

which is the premises described in the foregoing application and
that he has authorized Lanc & Tully, P.c.
to make the foregoing application as described therein.

Date: 12.5.91


(Owner's Signature)

(Witness' Signature)

DEC 1 1 1991

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ☒ Environmental Assessment Statement
- *2. ☒ Proxy Statement
3. ☒ Application Fees
4. ☒ Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ☒ Name and address of Applicant.
- *2. ☒ Name and address of Owner.
3. ☒ Subdivision name and location.
4. ☒ Tax Map Data (Section-Block-Lot).
5. ☒ Location Map at a scale of 1" = 2,000 ft.
6. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ☒ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ☒ Date of plat preparation and/or date of any plat revisions.
9. ☒ Scale the plat is drawn to and North Arrow.
10. ☒ Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. PRELIMINARY Surveyor's certification.
12. PRELIMINARY Surveyor's seal and signature.

*If applicable.

91- 31

13. ✓ Name of adjoining owners.
14. NA Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. NA Flood land boundaries.
16. PRELIMINARY A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. PRELIMINARY Final metes and bounds.
18. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. NA Include existing or proposed easements.
20. ✓ Right-of-Way widths.
21. NA Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ✓ Lot area (in square feet for each lot less than 2 acres).
23. ✓ Number the lots including residual lot.
24. NA Show any existing waterways.
- *25. PRELIMINARY A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. PRELIMINARY Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. NA Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. ✓ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

*If applicable.

29. PRELIMINARY Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. PRELIMINARY Provide "septic" system design notes as required by the Town of New Windsor.
31. PRELIMINARY Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. PRELIMINARY Indicate percentage and direction of grade.
33. ✓ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. PRELIMINARY Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. NA Indicate location of street or area lighting (if required).

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: Lance D. Tolly, P.C. Anthony R. Tolly, P.E.
Licensed Professional

Date: Dec 6, 1991

DEC 1 1 1991

SITE IS NOT IN FLOOD PLAIN

91- 31

FOR OFFICIAL USE ONLY

Permit No. _____

Fee Received _____ Date _____

_____ of _____

County, New York

Permit Application for Development
in
Flood Hazard Areas

A. General instructions page 4 (Applicant to read and sign)

B. For assistance in completing or submittal of this application contact:

_____, Floodplain Administrator,
(Name)

(Address)
_____, NY () ____ - ____.

1. Name and Address of Applicant

(First Name) (MI) (Last Name)

Street Address: _____

Post Office: _____ State: _____ Zip Code: _____

Telephone: () ____ - ____

2. Name and Address of Owner (If Different)

(First Name) (MI) (Last Name)

Street Address:

Post Office: State: Zip Code:

Telephone: () -

3. Engineer, Architect, Land Surveyor (If Applicable)

LANC & TULLY PC ARTHUR R. TULLY
(First Name) (MI) (Last Name)

Street Address: P.O. BOX 687 RT. 207

Post Office: GOSHEN State: NY Zip Code: 10924

Telephone: (914) 294 - 3700

SITE IS NOT IN FLOOD PLAIN AS PER FLOOD
INSURANCE RATE MAP DATED DECEMBER 15, 1978.

PROJECT LOCATION

Street Address: _____

Tax Map No. _____

Name of, distance and direction from nearest intersection or other landmark

Name of Waterway: _____

PROJECT DESCRIPTION (Check all applicable boxes and see Page 4, Item 3)

Structures

Structure Type

____ New Construction
____ Addition
____ Alteration
____ Relocation
____ Demolition
____ Replacement

____ Residential (1-4 family)
____ Residential (More than 4 family)
____ Commercial
____ Industrial
____ Mobile Home (single lot)
____ Mobile Home (Park)
____ Bridge or Culvert

Estimated value of improvements if addition or alteration: _____

Other Development Activities

____ Fill ____ Excavation ____ Mining ____ Drilling ____ Grading
____ Watercourse alteration ____ Water System ____ Sewer System
____ Subdivision (New) ____ Subdivision (Expansion)
____ Other (Explain)

CERTIFICATION

Application is hereby made for the issuance of a floodplain development permit. The applicant certifies that the above statements are true and agrees that the issuance of the permit is based on the accuracy thereof. False statements made herein are punishable under law. As a condition to the issuance of a permit, the applicant accepts full responsibility for all damage, direct or indirect, of whatever nature, and by whomever suffered, arising out of the project described herein and agrees to indemnify and save harmless to the community from suits, actions, damages and costs of every name and description resulting from the said project. Further, the applicant agrees that the issuance of a permit is not to be interpreted as a guarantee of freedom from risk of future flooding. The applicant certifies that the premises, structure, development, etc. will not be utilized or occupied until a Certificate of Compliance has been applied for and received.

Date

Signature of Applicant

_____ of _____
Flood Hazard Development Permit

Administrative Action
Completed by Floodplain Administrator

Proposed project located in _____ "A" zone with elevation
_____ "A" zone without elevation
_____ Floodway
_____ Coastal High Hazard Area (V-Zone)

Base flood elevation at site is _____

Source documents: _____

PLAN REVIEW

Elevation to which lowest floor is to be elevated _____ ft. (NGVD)
Elevation to which structure is to be floodproofed _____ ft. (NGVD)
Elevation to which compacted fill is to be elevated _____ ft. (NGVD)

ACTION

_____ Permit is approved, proposed development in compliance with applicable floodplain management standards.
_____ Additional information required for review. Specify: (i.e, encroachment analysis)

___ Permit is conditionally granted, conditions attached.

___ Permit is denied. Proposed development not in conformance with applicable floodplain management standards. Explanation attached. A variance, subject to Public Notice and Hearing, is required to continue project.

Signature _____ Date _____
(Permit Issuing Officer)

This permit is valid for a period of one year from the above date of approval.

BUILDING CONSTRUCTION DOCUMENTATION

The certified "As Built" elevation of lowest floor (including basement) of structure is _____ ft. NGVD.

Certification of registered professional engineer, land surveyor or other recognized agent, documenting these elevations is attached.

CERTIFICATE OF OCCUPANCY/COMPLIANCE

Certificate of Occupancy and/or Compliance Issued:

Date _____ Signature _____

_____ of _____
_____ County, New York

Development in Flood Hazard Areas
Instructions

1. Type or print in ink
2. Submit _____ copies of all papers including detailed construction plans and specifications.
3. Furnish plans drawn to scale, showing nature, dimension and elevation of area in question; existing or proposed structures, fill, storage of materials, drainage facilities and the location of the foregoing. Specifically the following is required: (A) NGVD (Mean Sea Level) elevation of lowest floor including basement of all structures; (B) description of alterations to any watercourse; (C) statement of techniques to be employed to meet requirements to anchor structures, use flood resistant materials and construction practices; (D) show new and replacement potable water supply and sewage systems will be constructed to minimize flood damage hazards; (E) Plans for subdivision proposal greater than 50 lots or 5 acres (whichever is least) must provide base flood elevations if they are not available; (F) Additional information as may be necessary for the floodplain administrator to evaluate application.

4. Where a non-residential structure is intended to be made watertight below the base flood level, a registered professional engineer or architect must develop and/or review structural design, specifications, and plans for the construction and certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the applicable provisions of the local floodplain management regulations.
5. No work on the project shall be started until a permit has been issued by the floodplain administrator.
6. Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory compliance.
7. Applicant will provide all required elevation certifications and obtain a certificate of compliance prior to any use or occupancy of any structure or other development.

Applicant's signature _____ Date _____

CERTIFICATE OF COMPLIANCE
for
FLOODPLAIN DEVELOPMENT

<p style="text-align: center;">_____ of _____ County, N.Y.</p> <p>(Applicant shall fill in all pertinent information in Section A including 1 or 2)</p>	
<p>SECTION A</p> <p>Premises location _____ _____ _____</p> <p>Applicant Name & Address _____ _____ _____</p> <p>Telephone No. _____</p>	<p>Permit No. _____ Variance No. _____ Date _____</p> <p style="text-align: center;">CHECK ONE</p> <p>New Building _____ Existing Building _____ Other (List) _____ _____</p>
<p>1. I certify that I have completed the above project in accordance with the Community's floodplain management regulations and have met all the requirements which were conditions of my permit. I now request completion of this Certificate of Compliance by the program administrator.</p> <p style="text-align: right;">Signed _____ Date _____</p> <p>2. I certify that I have completed the above project in accordance with conditions of variance number _____, dated _____ to the Community's floodplain management regulations and have met all requirements which were a condition of the variance. I now request completion of this certificate of compliance by the program administrator.</p> <p style="text-align: right;">Signed _____ Date _____</p>	

SECTION B (Local Administrator will complete, file, and return a copy to the applicant.)

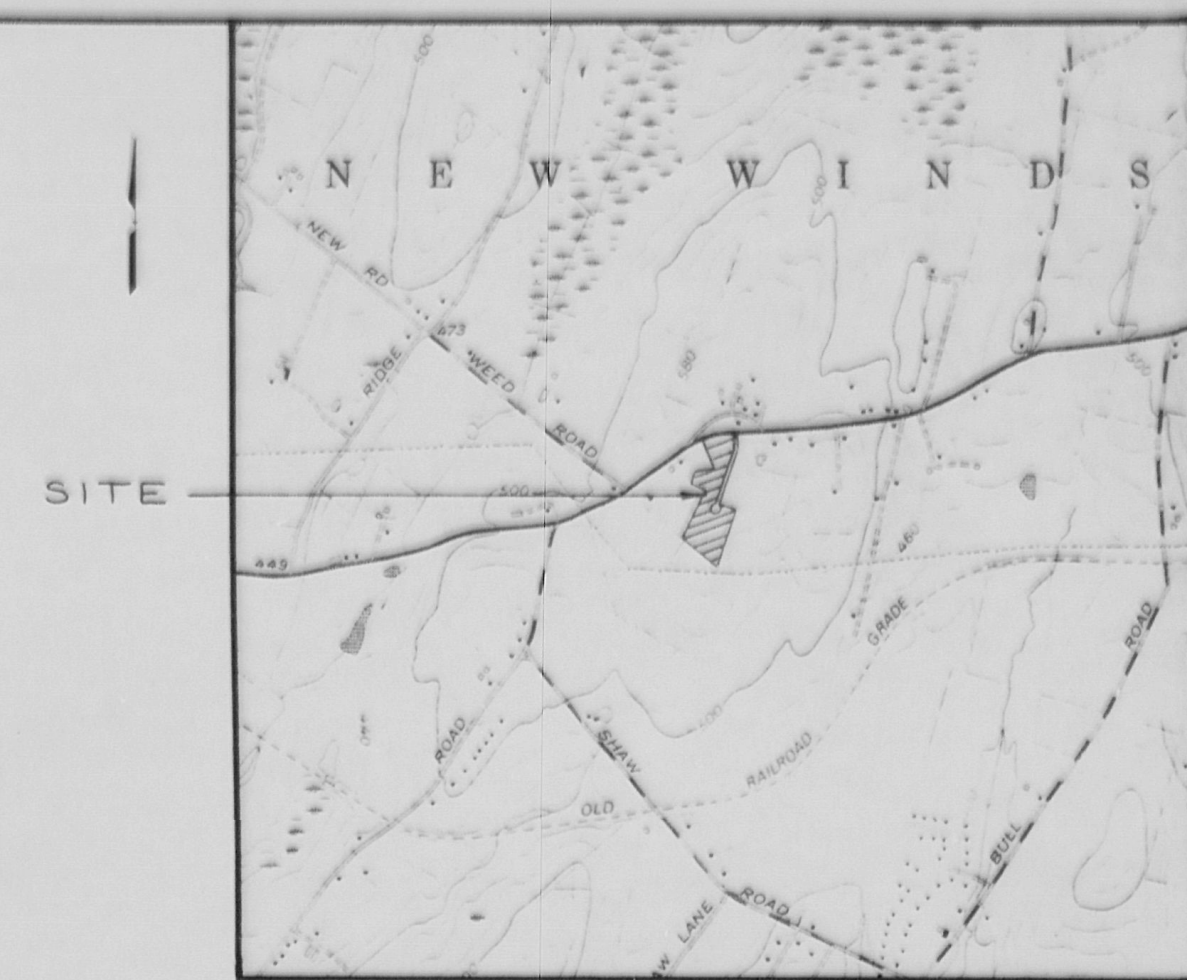
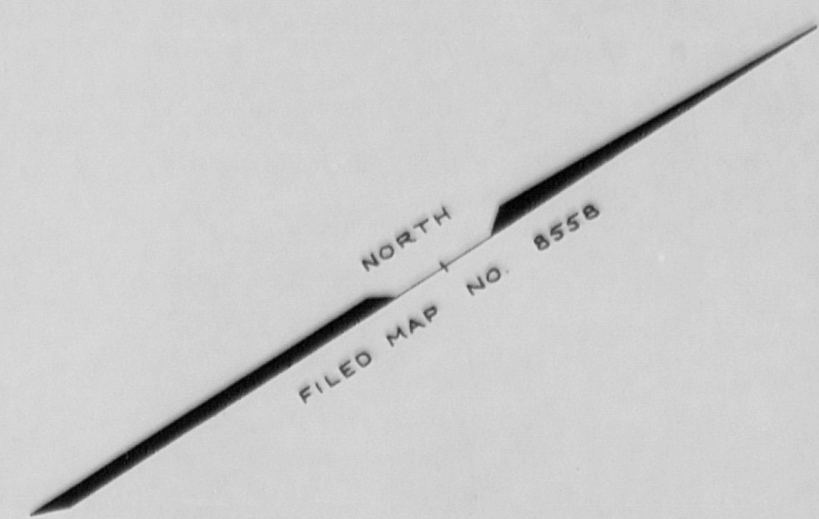
Final Inspection Date _____ by _____

This certifies that the above described floodplain development complies with requirements of Flood Damage Prevention Local Law No. _____, or has a duly granted variance.

Signed _____
(Local Administrator)

Date _____

Supporting Certifications: Floodproofing, elevation, hydraulic analysis, etc; (List).



LOCATION PLAN

USGS TAKEN FROM MAYBROOK QUAD.
SCALE: 1"=2000'

LEGEND

- EXIST. CONTOURS
- STONE WALLS
- S.D.S. LINES
- DROP MANHOLES
- CLEAN OUT
- SEPTIC TANK
- WELL
- DEEP TEST LOC.
- PERC. TEST LOC.
- PROP. CONTOURS
- DEEP TEST WITHIN 50' OF TOWN CENTER
- DEEP TEST WITHIN 50' OF TOWN CENTER
- METES & BOUNDS
- EMERGENCY 911 PROGRAM DESIGNATED AREA

SURVEY NOTES:

- THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
- SUBSURFACE STRUCTURES AND UTILITIES WHICH WERE NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
- GROUND WAS COVERED WITH SNOW AT TIME OF SURVEY.
- REFERENCE: MAP ENTITLED "SUBDIVISION OF LANDS FOR EDITH MANNONI & JERRY CAIAZZO, TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK," DATED NOVEMBER 7, 1985, LAST REVISED JULY 10, 1987, FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON OCTOBER 28, 1987, AS MAP NO. 8558.
- TOPOGRAPHY SHOWN IS BASED ON THE MAP REFERENCED ABOVE (NOTE 4) AND IS THE RESULT OF AN ACTUAL FIELD SURVEY BY LANC & TULLY, P.C.

GENERAL NOTES:

- TOTAL AREA: 9.639 ACRES
- TOTAL NUMBER OF LOTS: 4
- TAX MAP NUMBER: 51-1-106
- NO FURTHER SUBDIVISION OF LOT NO. 4.

FM LOT
MAP NO. 9582

N/E
FIRST BENMAR
L 3397 P 196
52-1-99

CH.G.F.E. UTILITY
EASEMENT

N/E
LANGE
L 3531 P 32
52-1-322

METES AND BOUNDS TABLE:

COURSE	BEARING	CHORD DISTANCE	RADIUS	ARC DISTANCE	MAP NO.
1	N 58° 12' 00" W	70.59'	60.00'	30.53'	—
2	S 13° 17' 03" W	114.12'	60.00'	150.76'	—
3	S 67° 23' 52" W	15.77'	25.00'	16.05'	—
4	S 40° 23' 50" W	7.47'	25.00'	7.50'	—
5	S 58° 12' 00" E	70.53'	60.00'	30.53'	8558 (300 77')
6	N 26° 05' 46" E	103.58'	60.00'	124.98'	8558
7	S 58° 47' 03" W	22.63'	25.00'	23.55'	8558
8	N 04° 48' 37" E	22.63'	25.00'	23.55'	8558
9	S 37° 10' 14" W	103.58'	60.00'	124.98'	8558
10	S 58° 12' 00" E	50.00'	60.00'	51.57'	8558
11	N 04° 48' 37" E	22.63'	25.00'	23.55'	—
12	N 49° 48' 37" E	114.12'	60.00'	150.76'	—

COPIES MADE FROM THE ORIGINAL OF THIS DOCUMENT NOT MARKED WITH AN ORIGINAL OF THE ENGINEER'S AND/OR LAND SURVEYOR'S STAMP OR EMBOSSED SEAL SHALL NOT BE CONSIDERED VALID TRUE COPIES.

UNAUTHORIZED ALTERATIONS OR ADDITION TO THIS MAP IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.

TABLE OF ZONING REQUIREMENTS: R-1

MINIMUMS	REQUIRED	PROPOSED
LOT AREA	43,560 SQ. FT.	55,134 SQ. FT.
LOT WIDTH	125 FT.	180 FT.
FRONT YARD	45 FT.	47 FT.
ONE SIDE YARD	20 FT.	50 FT.
BOTH SIDE YARDS	40 FT.	167 FT.
REAR YARD	50 FT.	67 FT.
STREET FRONTAGE	70 FT.	152 FT.
MAXIMUMS	ALLOWABLE	
BUILDING HEIGHT	35 FT.	N/A
LIVABLE FLOOR AREA	1,200 SQ. FT.	N/A
DEVELOPMENT COVERAGE	10 %	3 %

TABLE OF AREAS

LOT NO. 1	1266 ± AC
LOT NO. 2	1785 ± AC
LOT NO. 3	1496 ± AC
LOT NO. 4	4834 ± AC
H.C. EXT.	0.386 ± AC
	9.767 ± AC
FILLET	0.064 ± AC
	0.064 ± AC
TOTAL AREA	9.639 ± AC. (GEN. NOTE NO. 1)

RESIDENCES FOR THIS SUBDIVISION
LIMITED TO THREE (3) BEDROOMS
ONLY DUE TO SEPTIC SYSTEM DESIGN.

CERTIFICATION:

I HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON JANUARY 25, 1993.

DRAKE MAGGARD, INC.
TOWN OF NEW WINDSOR

BY: JOHN LANC, L.S.
NEW YORK STATE LICENSE NO. 48358

RECORD OWNERS:

J.N. CAIAZZO CONSTRUCTION CORP.
112 SHERWOOD FOREST
MIDDLETOWN, NEW YORK 10940
DRAKE MAGGARD, INC.
P.O. BOX 900
CHESTER, NEW YORK 10918
LIBER 2710 PAGE 308
TAX LOT 51-1-106
LOT NUMBER 5
FILED MAP NUMBER 8558
AREA: 9.639 ± ACRES

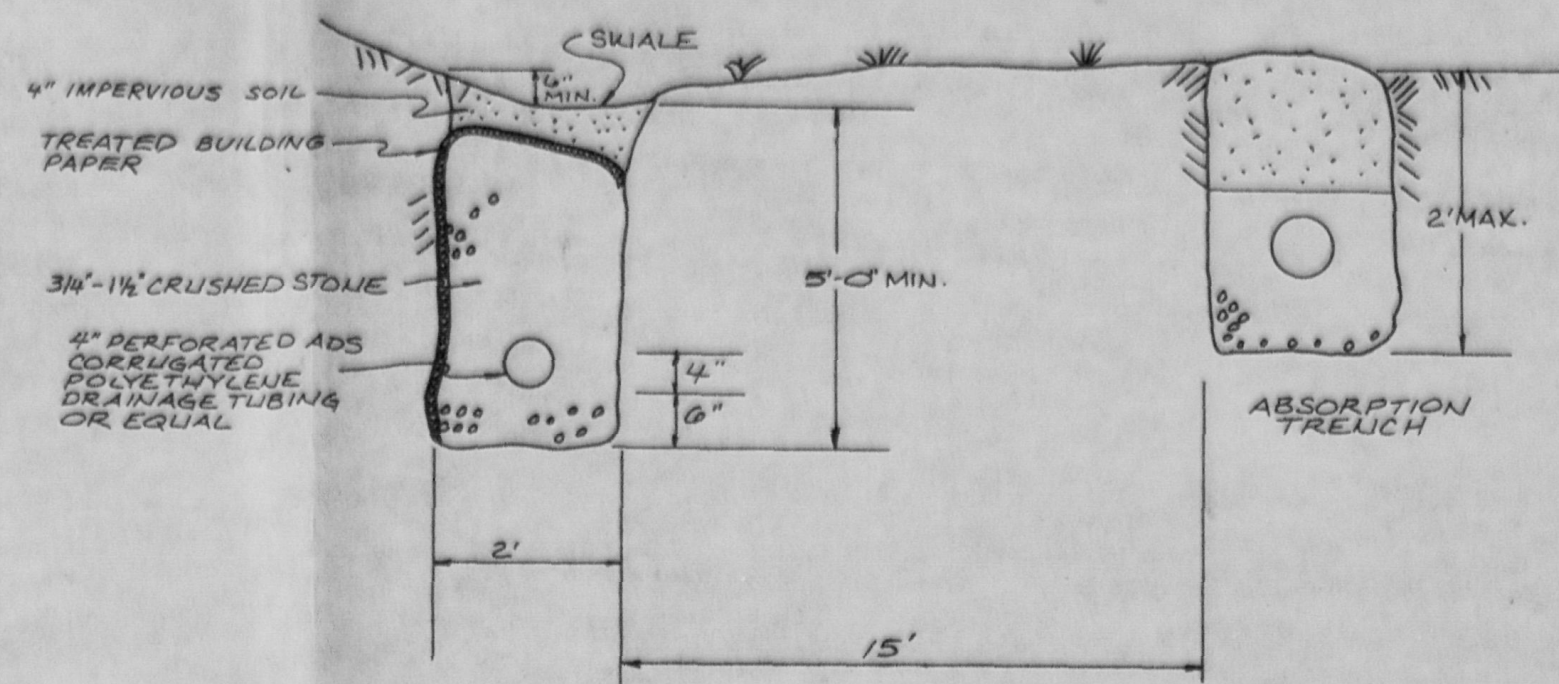
SUB DIVISION APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON APR - 4 1995
TOWN CLERK

COPYRIGHT 1993 LANC & TULLY, P.C.

LANC & TULLY ENGINEERING AND SURVEYING, P.C.		P.O. Box 687, Rt. 207 Gainesville, N.Y. 10924 (914) 294-3700	P.O. Box 373 - Rt. 85 Lo Grangeville, N.Y. 12540 (914) 473-3730
SUBDIVISION PLAN FOR HAMPTON COURT		DATE: JULY 14, 1993 REVISION: SELF-REVISION 20, 1995 APPROVED: OCTOBER 15, 1993 EXPIRATION: JANUARY 18, 1995	
TOWN OF NEW WINDSOR ORANGE COUNTY, NEW YORK		SHEET NO. 1 OF 2	
Drawn By: J. LANC	Checked By: J. LANC	Scale: 1"=50'	Tax Map No. 51-1-106

RECEIVED JAN 19 1995 91-31

- NOTES:**
- PRIOR TO CONSTRUCTION A NYS LICENSED PROFESSIONAL ENGINEER SHALL STAKE THE PROPOSED SEWAGE DISPOSAL SYSTEM.
 - THE WELL AND SEWAGE DISPOSAL SYSTEM DESIGN AND LOCATION ARE NOT TO BE CHANGED FROM THOSE SHOWN ON APPROVED PLANS.
 - BOULDERS ON SURFACE OF THE GROUND TO BE CLEARED AWAY PRIOR TO CONSTRUCTION OF SEWAGE DISPOSAL SYSTEM.
 - ALL TREES SHALL BE REMOVED FROM FIELD AREA PRIOR TO CONSTRUCTION.
 - THERE SHALL BE NO REGRADING IN THE SEPTIC FIELD AREA EXCEPT AS INDICATED ON APPROVED PLANS.
 - HEAVY EQUIPMENT SHALL BE KEPT OFF THE AREA OF THE TIE FIELD EXCEPT DURING THE ACTUAL CONSTRUCTION OF THE FIELD. THERE SHALL BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT IN THE AREA OF THE PROPOSED FIELD BEFORE, DURING OR AFTER CONSTRUCTION.
 - NO LATERALS UNDER DRIVEWAY OR PAVED AREA.
 - ALL LAUNDRY AND KITCHEN WASTES SHALL BE DISCHARGED INTO SEWAGE DISPOSAL SYSTEM.
 - NO LOT OR REMAINING LANDS TO BE FURTHER SUBDIVIDED WITHOUT THE DOCUMENTED APPROVAL OF THE ORANGE COUNTY DEPARTMENT OF HEALTH.
 - NO CELLER OR FOOTING DRAINS SHALL BE DISCHARGED INTO SEWAGE DISPOSAL SYSTEM.
 - THE SEPTIC TANK SHALL BE INSPECTED AT THE TIME OF CONSTRUCTION BY A NYS LICENSED PROFESSIONAL ENGINEER. HE SHALL PROVIDE WRITTEN CERTIFICATION TO THE LOCAL CODE ENFORCEMENT OFFICER THAT ALL SEPTIC TANK JOINTS ARE SEALED AND TESTED FOR WATER-TIGHTNESS AND THAT THE TANK IS INSTALLED IN ACCORDANCE TO THESE APPROVED PLANS AND THE MANUFACTURER'S REQUIREMENTS.
 - DUE TO THE SLIGHTLY CORROSIVE WATER FOUND IN SOME AREA WELLS, IT IS SUGGESTED THAT PVC PIPING BE USED IN ALL INTERIOR PLUMBING AS AN OPTION TO THE HOMEOWNER TO REDUCE PROBLEMS WHICH MAY BE CAUSED BY THIS CORROSIVITY.
 - ALL SANITARY FACILITIES INCLUDING THE WELL AND SEWAGE DISPOSAL SYSTEM SHALL BE INSPECTED AND CERTIFIED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER. CERTIFICATION OF ACCORDANCE WITH THE APPROVED PLANS MUST BE SENT TO THE LOCAL CODE ENFORCEMENT OFFICER PRIOR TO OCCUPANCY.
 - CURTAIN DRAIN TO BE INSTALLED AS PART OF EACH PROPOSED SEWAGE DISPOSAL SYSTEM AS SHOWN ON THESE PLANS.



- NOTE:**
- CURTAIN DRAIN TO BE INSTALLED BELOW THE SHALE, ABOVE AND ALONG THE SIDES OF THE ABSORPTION FIELD, EXTENDED SHALE AND DRAIN 20' BEYOND THE FIELD.
 - PLACE SOIL FILTRATION FABRIC IN EXCAVATED CURTAIN DRAIN TRENCH. PLACE 1/4" CRUSHED STONE AT BOTTOM, INSTALL PERFORATED TUBING, BACKFILL WITH CRUSHED STONE OVERLAP SOIL FILTRATION FABRIC OVER CRUSHED STONE BEFORE PLACEMENT OF IMPERVIOUS SOIL.

CURTAIN DRAIN DETAIL

NOT TO SCALE

TABLE 1
SEPARATION DISTANCES FROM WASTEWATER SOURCES

Wastewater Sources	Well or Suction Line (a)	To Stream, Lake or Water Course (c)	Dwelling	Property Line
House Sewer (Watertight Joints)	25' if cast iron pipe 50' otherwise	25'	—	10'
Septic Tank	50'	50'	10'	10'
Effluent Line to Distribution Box	50'	50'	10'	10'
Distribution Box	100'	100'	20'	10'
Absorption Field	100' (b)	100'	20'	10'
Seepage Pit	150' (more in coarse gravel)	100'	20'	10'
Dry Well (Roof and Footing)	50'	25'	20'	10'
Fill or Built-up System	100'	100'	20'	10'
Evapotranspiration	100'	50'	20'	10'
Absorption System	100'	50'	20'	10'
Sanitary Privy Pit	100'	50'	20'	10'
Privy, Watertight Vault	50'	50'	20'	10'

- (a) Water service and sewer lines may be in the same trench if laid from sewer with lead caulked joints. It is laid at all points 12 inches below water service pipe or sewer may be on dropped shaft at one side at least 12 inches below water service pipe. Provided that sewer pipe is laid below first with light and root proof joints and is not subject to settling, absorption into field, leaching pit, privy or any other part of a sewage disposal system.
- (b) Sewage disposal systems located or necessarily upgrade in the general path of drainage to a well should be spaced 200 feet or more away.
- (c) mean high water mark
- (d) additional minimum separation:
- Well to property line 15'
 - Well to absorption field 50'
 - Well to bathroom venting pit 100'
 - Septic field or seepage pit to storm drainage or catch basin 35'

*Seepage pit located uphill from a well need a 200' min. separation.

DEEP TEST RESULTS:

COMPLETED ON AUGUST 28, 1993

LOT 1	LOT 2	LOT 3	LOT 4
TOPSOIL	TOPSOIL	TOPSOIL	TOPSOIL
1' CLAY LOAM WITH SN MOTTLE	1' CLAY LOAM WITH SN MOTTLE	1' CLAY LOAM WITH SN MOTTLE	1' CLAY LOAM WITH SN MOTTLE
2' CLAY LOAM WITH SN MOTTLE	2' CLAY LOAM WITH SN MOTTLE	2' CLAY LOAM WITH SN MOTTLE	2' CLAY LOAM WITH SN MOTTLE
3' CLAY LOAM WITH SN MOTTLE	3' CLAY LOAM WITH SN MOTTLE	3' CLAY LOAM WITH SN MOTTLE	3' CLAY LOAM WITH SN MOTTLE
4' CLAY LOAM WITH SN MOTTLE	4' CLAY LOAM WITH SN MOTTLE	4' CLAY LOAM WITH SN MOTTLE	4' CLAY LOAM WITH SN MOTTLE
5' CLAY LOAM WITH SN MOTTLE	5' CLAY LOAM WITH SN MOTTLE	5' CLAY LOAM WITH SN MOTTLE	5' CLAY LOAM WITH SN MOTTLE
6' CLAY LOAM WITH SN MOTTLE	6' CLAY LOAM WITH SN MOTTLE	6' CLAY LOAM WITH SN MOTTLE	6' CLAY LOAM WITH SN MOTTLE
7' CLAY LOAM WITH SN MOTTLE	7' CLAY LOAM WITH SN MOTTLE	7' CLAY LOAM WITH SN MOTTLE	7' CLAY LOAM WITH SN MOTTLE
8' CLAY LOAM WITH SN MOTTLE	8' CLAY LOAM WITH SN MOTTLE	8' CLAY LOAM WITH SN MOTTLE	8' CLAY LOAM WITH SN MOTTLE
9' CLAY LOAM WITH SN MOTTLE	9' CLAY LOAM WITH SN MOTTLE	9' CLAY LOAM WITH SN MOTTLE	9' CLAY LOAM WITH SN MOTTLE

WS = WATER SEEPAGE
BR = BEDROCK

WITNESSED BY TOWN OF NEW WINDSOR ENGINEER DEEP TEST RESULTS:

COMPLETED ON OCTOBER 18, 1993

LOT 1	LOT 2	LOT 3	LOT 4
TOPSOIL	TOPSOIL	TOPSOIL	TOPSOIL
1' CLAY LOAM WITH SN MOTTLE	1' CLAY LOAM WITH SN MOTTLE	1' CLAY LOAM WITH SN MOTTLE	1' CLAY LOAM WITH SN MOTTLE
2' CLAY LOAM WITH SN MOTTLE	2' CLAY LOAM WITH SN MOTTLE	2' CLAY LOAM WITH SN MOTTLE	2' CLAY LOAM WITH SN MOTTLE
3' CLAY LOAM WITH SN MOTTLE	3' CLAY LOAM WITH SN MOTTLE	3' CLAY LOAM WITH SN MOTTLE	3' CLAY LOAM WITH SN MOTTLE
4' CLAY LOAM WITH SN MOTTLE	4' CLAY LOAM WITH SN MOTTLE	4' CLAY LOAM WITH SN MOTTLE	4' CLAY LOAM WITH SN MOTTLE
5' CLAY LOAM WITH SN MOTTLE	5' CLAY LOAM WITH SN MOTTLE	5' CLAY LOAM WITH SN MOTTLE	5' CLAY LOAM WITH SN MOTTLE
6' CLAY LOAM WITH SN MOTTLE	6' CLAY LOAM WITH SN MOTTLE	6' CLAY LOAM WITH SN MOTTLE	6' CLAY LOAM WITH SN MOTTLE
7' CLAY LOAM WITH SN MOTTLE	7' CLAY LOAM WITH SN MOTTLE	7' CLAY LOAM WITH SN MOTTLE	7' CLAY LOAM WITH SN MOTTLE
8' CLAY LOAM WITH SN MOTTLE	8' CLAY LOAM WITH SN MOTTLE	8' CLAY LOAM WITH SN MOTTLE	8' CLAY LOAM WITH SN MOTTLE
9' CLAY LOAM WITH SN MOTTLE	9' CLAY LOAM WITH SN MOTTLE	9' CLAY LOAM WITH SN MOTTLE	9' CLAY LOAM WITH SN MOTTLE

PERCOLATION TEST RESULTS:

COMPLETED ON 7/14/91 - 7/16/91 - 8/19/91 - 8/24/91, LOT 4 TEST C/D COMPLETED ON OCT 18, 1993

LOT NO.	DEPTH	PERC. RATE IN MIN.	DESIGN RATE	REQUIRED LENGTH OF TILE				LOWEST SEWERABLE ELEVATION	AMOUNT FILL NEEDED			
				3 BDRM	DESIGN	4 BDRM	DESIGN					
1	24"	24"	33	42	NA	60 MIN.	500'	10 LINES @ 50' EACH	NA	NA	56'9.2"	2 1/2'
2	18"	24"	24	36	12	60 MIN.	500'	10 LINES @ 50' EACH	NA	NA	56'4.5"	2 1/2'
3	24"	24"	30	38	5	60 MIN.	500'	10 LINES @ 50' EACH	NA	NA	56'7.5"	2 1/2'
4	24"	<div>24" 15</div>	43	16	<div>15 33</div>	60 MIN.	500'	10 LINES @ 50' EACH	NA	NA	57'4.3"	2 1/2'

NA = NOT APPLICABLE

DEEP TEST RESULT

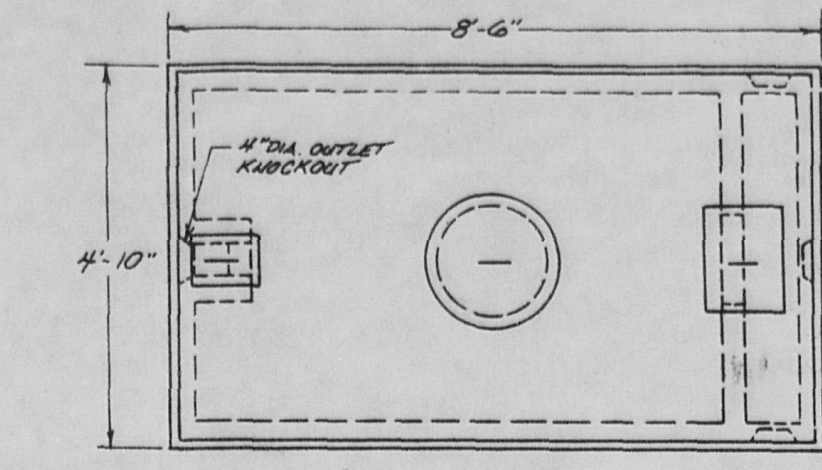
NOV 18, 1993

LOT 4
TOPSOIL
1' CLAY LOAM
2' CLAY LOAM
3' CLAY LOAM
4' CLAY LOAM
5' CLAY LOAM
6' CLAY LOAM
7' CLAY LOAM
8' CLAY LOAM
9' CLAY LOAM

PERCOLATION TEST:

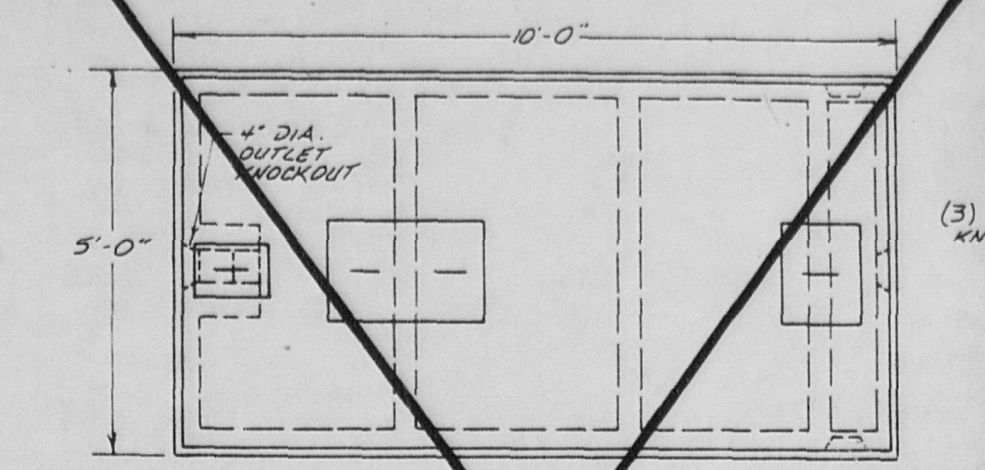
WITNESSED BY TOWN OF NEW WINDSOR ENGINEER ON OCTOBER 18, 1993

LOT NO.	HOLE NO.	HOLE DEPTH	PERC. RATE
1	C	24"	9
2	D	18"	10
3	D	24"	11
4	N.A.	N.A.	N.A.



1000 GAL TANK THREE (3) BEDROOM

NOT TO SCALE



1000 GAL TANK FOUR (4) BEDROOM

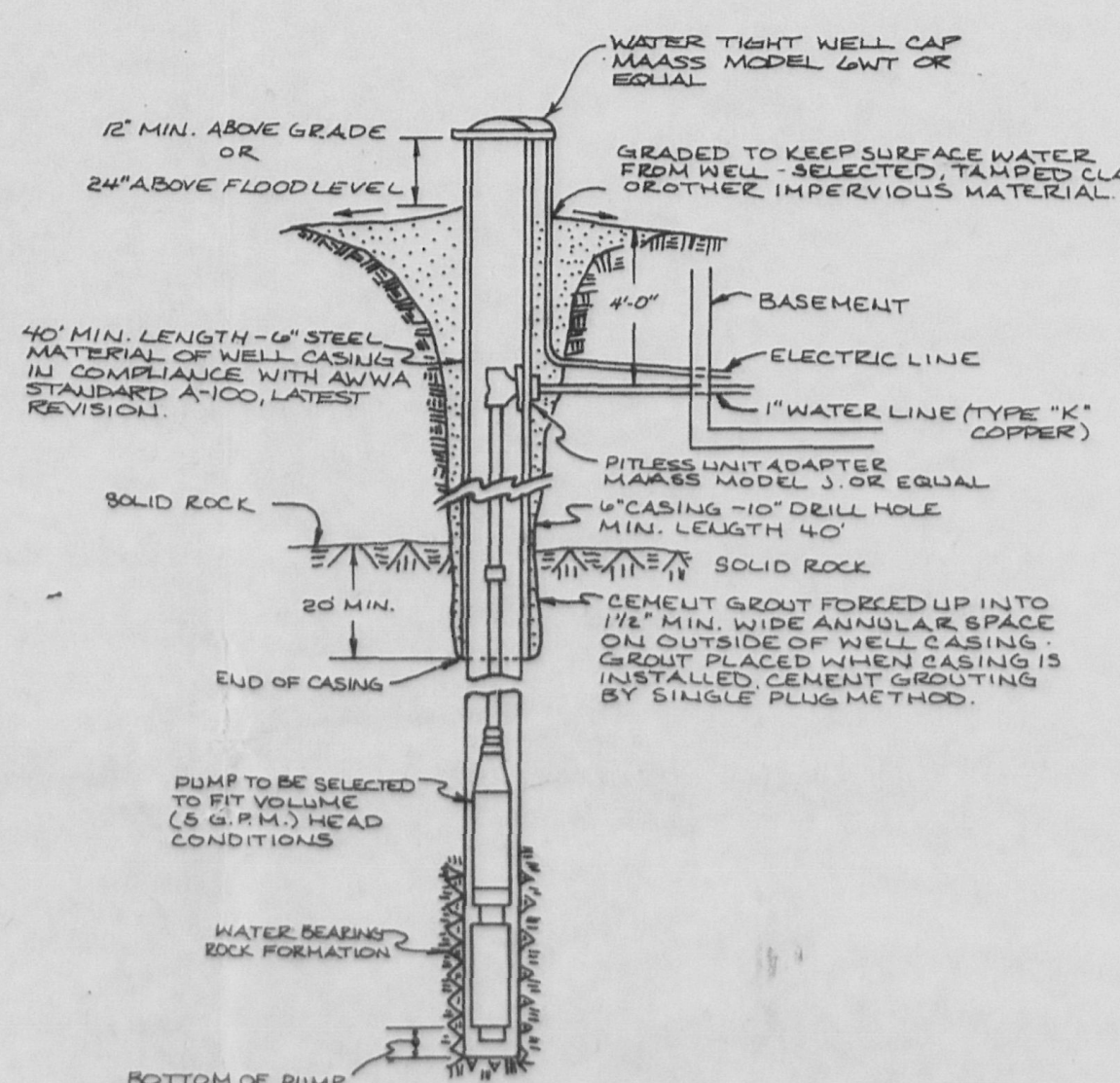
NOT TO SCALE

NOTES:

- CONCRETE SEPTIC TANKS BY HOOVER'S CONCRETE PRODUCTS INC. OR EQUAL.
- AN ASPHALTIC SEAL SHALL BE APPLIED BETWEEN CONTACT SURFACES OF MANHOLE COVERS, ABSORPTION COVERS, AND CLEANOUT COVERS.
- ALL JOINTS TO BE CAULKED.
- CONCRETE MIN. STRENGTH: 4,000 P.S.I. @ 28 DAYS.
- STEEL REINFORCEMENT: #3 @ 10" O.C. STEEL WIRE MESH.

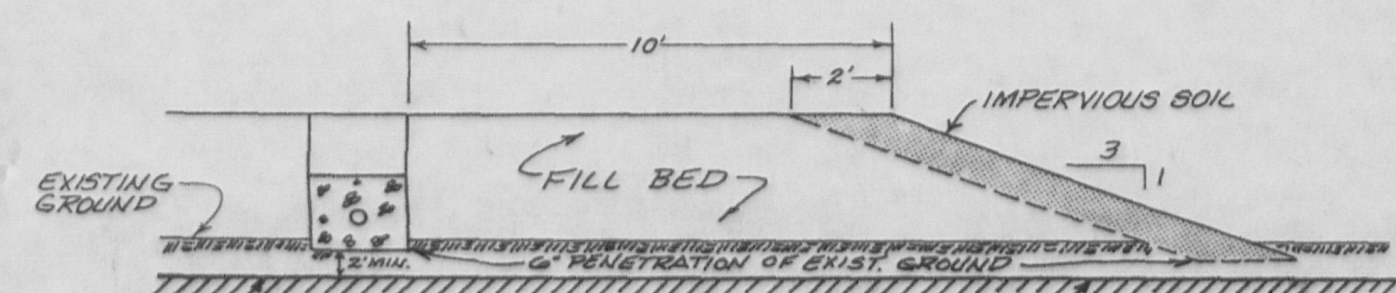
CONCRETE SEPTIC TANK DETAILS

NOT TO SCALE



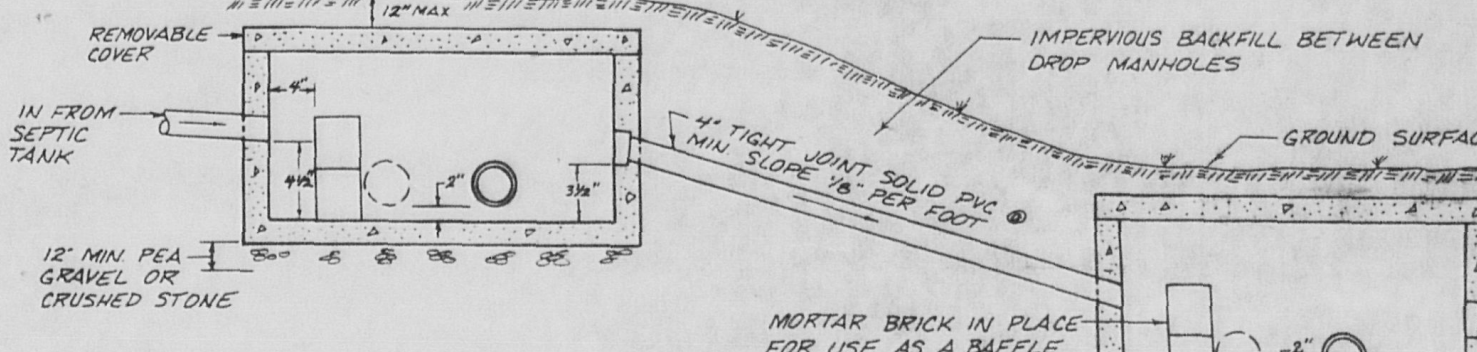
TYPICAL WELL DETAIL

NOT TO SCALE



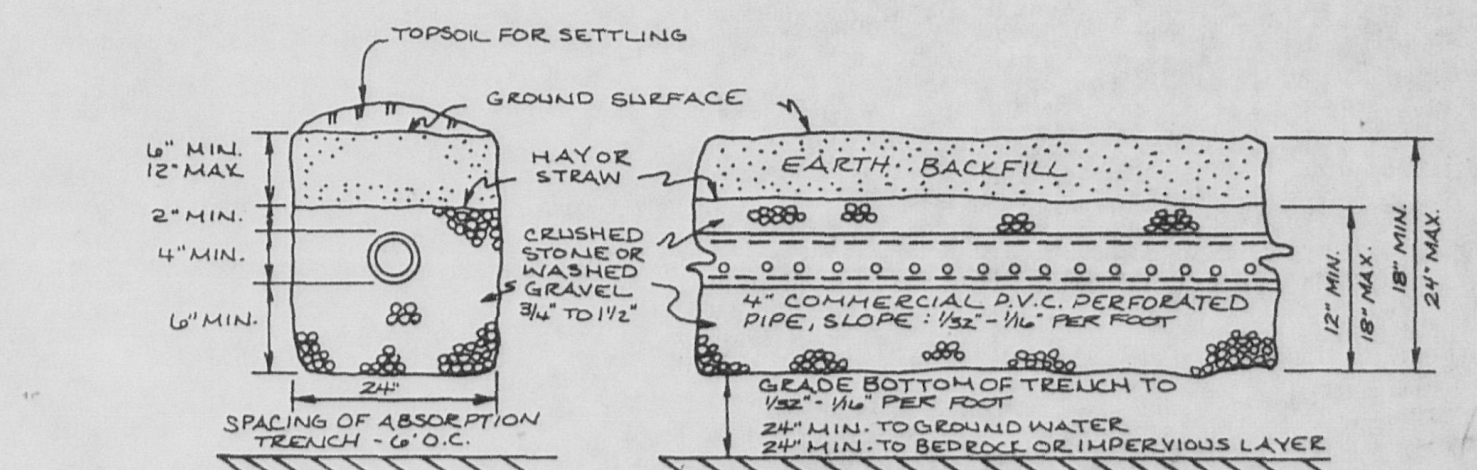
SHALLOW ABSORPTION TRENCH SYSTEM

NOT TO SCALE



DROP MANHOLE DETAIL

NOT TO SCALE



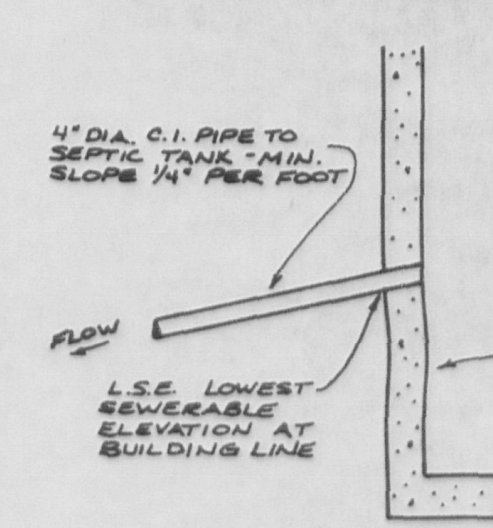
CROSS SECTIONAL VIEW

LONGITUDINAL VIEW

- NOTE:**
- DO NOT INSTALL TRENCHES IN WET SOIL.
 - RAKE SIDES AND BOTTOM OF TRENCH PRIOR TO PLACING GRAVEL.
 - END OF ALL DISTRIBUTION PIPES MUST BE PLUGGED.
 - END OF TRENCH 4" O.C. WITH 1/2" DIA. UNDISTURBED SOILS BETWEEN TRENCHES.
 - ALL LATERALS ARE TO BE THE SAME LENGTH (60' MAX).
 - NO SYSTEM IS TO BE CONSTRUCTED ON GROUND WITH A SLOPE IN EXCESS OF 15%.

ABSORPTION TRENCH DETAIL

NOT TO SCALE



DETAIL LOWEST SEWERABLE ELEVATION

NOT TO SCALE

SUB DIVISION APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON APR - 4 1995

Henry Littlewood, Secretary

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DETAIL SHEET

FOR

HAMPTON COURT

TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

Drawn By: AD SHAWY Checked By: Y&B Map 1/1/94

Sheet No. 2 OF 2

Drawing No. A-91-150-4